

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES - R/S Saltpeter Creek, 1,000 +/- s of the Int. of Eastern Ave. & Marshy Pt. Rd 15th Election District 5th Councilmanic District Lodge Forest Partnership Petitioner

\* BEFORE THE \* DEPUTY ZONING COMMISSIONER \* OF BALTIMORE COUNTY \* Case No. 90-74-SPHA

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to the previously approved site plan in Case No. 86-524-XA and variances to permit a driveway width of 25 feet in lieu of the required 30 feet and a setback of 12.5 feet from a tract boundary in lieu of the required 75 feet, in accordance with Petitioner's Exhibit 1.

The Petitioner, by James Knott, General Partner, appeared, testified, and was represented by John P. Jontrum, Esquire. Also appearing on behalf of the Petitions were Drayton Harrison, Elizabeth Kexel, Kevin Geraghty, and Patrick J. O'Connor, Executive Vice President, Knott Property Management Corporation, and William Bafitis, Registered Professional Engineer. Also appearing as interested parties were Phyllis Friedman for People's Counsel, and numerous residents of the area. Mr. Robert Sigler, a resident of Biscayne Bay Village, appeared and testified on behalf of himself and as spokesperson for the other residents.

Testimony indicated that the subject property, known as Phase II of Biscayne Bay Village, consists of approximately 47.962 acres more or less zoned D.R. 3.5. Said property is located within the Chesapeake Bay Critical Areas on Saltpeter Creek. On July 3, 1986 in Case No. 86-524-XA said property was granted a special exception for a mobile home park and variances to reduce the required 75-foot setback from boundary lines to a

minimum of 50 feet and to reduce spaces between mobile homes from the required 25 feet to 15 feet. Petitioners are requesting a modification to the previously approved site plan. Testimony indicated that the requested 25-foot driveway in lieu of the required 30 feet is in response to comments and input submitted by the Department of Environmental Protection and Resource Management (DEPRM). Petitioners testified the reduction in width of the driveway will allow less impervious surface area which is beneficial to the critical areas and in some instances, will move development further away from the water. Testimony indicated that the variance from Section 414.4 to permit a setback of 12.5 feet from the tract boundary in lieu of the required 75 feet is as a result of dividing Phases I and II of Biscayne Bay Village and creating a property line which had not otherwise existed. The development along this boundary line will in no way change from that previously approved for Phase I in Case No. 86-524-XA.

Testimony indicated the variance from Section 414.5 to permit a space of 15 feet between mobile home units in lieu of the required 25 feet is to permit residents the ability to expand by purchasing a tip-out, which, in this instance, is defined as an expanded room addition to the trailer, not to exceed 10 feet wide by 22 feet long. This variance was previously granted in Case No. 86-524-XA.

The amended plan as proposed results in a circular traffic pattern rather than the "T" dead-end streets originally proposed. Testimony presented by both the Petitioners and the concerned neighbors indicated that this is a favorable change due to it permitting a better flow of traffic. Petitioners further argue that in the event emergency vehicles are called to the area, traffic access is more flexible.

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Mr. Bafitis testified in great detail regarding the requirements of Section 502.1 of the amended plan and indicated the proposed project meets the requirements of the B.C.Z.R. and the Critical Areas Legislation. In support of Petitioners' position that the property meets the Critical Areas requirements, Mr. Bafitis referred to the comments submitted by DEPRM to the Zoning Commissioner dated August 14, 1989 which found the proposed project "in compliance with the Baltimore County Development Regulations in the Chesapeake Bay Critical Area" and therefore recommended approval.

The concerns of the area residents, as noted by Ms. Friedman and Mr. Sigler, dealt with the open space area being dedicated to Baltimore County for recreation and parks land. The residents are concerned about the tremendous amount of public access to the park area either through their properties or on their private roads. Pursuant to a discussion of their concerns, Mr. Knott and Mr. Sigler agreed to meet with the Baltimore County Department of Recreation and Parks to discuss their concerns. By letter dated September 15, 1989, Mr. Sigler, who is President of the Biscayne Bay Homeowners Association, indicated the community had met with representatives of the Petitioner subsequent to the hearing and were satisfied their concerns could be worked out with Petitioner.

Mr. Sigler testified that he and some of the residents had no objection to the reduction of the roadway width from the required 30 feet to 25 feet; however, some of the residents are concerned about the narrowing of the roadway creating parking problems. He further testified that the community had no objections to the variance regarding the 12.5-foot tract boundary setback in lieu of the required 75 feet. Regarding the variance for a distance of 15 feet between mobile homes in lieu of the

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required 25 feet to allow for tip-outs, Mr. Sigler obtained clarification and indicated his approval of Petitioners' request.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 3.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special hearing should be granted with certain restrictions as more fully described below.

The relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regula-

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tions (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact

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that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petitions for Special Hearing and Zoning Variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of September, 1989 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 86-524-XA and the Petition for Zoning Variance to permit a driveway length of 25 feet in lieu of the required 30 feet and a setback of 12.5 feet from a tract boundary in lieu of the required 75 feet, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The variance granted herein to permit a distance of 15 feet between mobile home units in lieu of the

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required 25 feet is limited to tip-outs. There shall be a distance less than 25 feet between trailers only when required for an expanded room addition (tip-outs). Any expanded room addition for a trailer may not exceed 10 feet wide by 22 feet long, and the total width of the trailer including the tip-out shall not exceed 24 feet.

3) Prior to the issuance of any permits, Petitioner must obtain CRG approval and comply with all requirements imposed by CRG.

4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order; and,

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated August 14, 1989, attached hereto and made a part hereof.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: Biscayne Bay Village - Phase II  
Chesapeake Bay Critical Area Findings

DATE: August 14, 1989

RECEIVED  
AUG 17 1989

ZONING OFFICE

#### SITE LOCATION

The subject property is located along Dundas Village Circle, 785 feet east of Eastern Avenue. The entire 47 acre site lies within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME: Lodge Forest Partnership

#### APPLICANT PROPOSAL

The applicant proposes to develop a mobile home park on this site. The proposed CRG Plan indicates 172 units. The applicant is also requesting approval to allow the proposed development to encroach on the desired 300 foot buffer from the mean high water line of tidal wetlands and tidal waters. The proposed CRG Plan indicates a buffer of approximately 120 to 330 feet. This request is being made as per Section 22-213 (c) (111) of the Baltimore County Development Regulations, Bill No. 35-88.

#### GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a findings which assures that proposed projects are consistent with the following goals of the Chesapeake Bay Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" (COMAR 14.15.10.01.02).

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Biscayne Bay Village  
Phase II.

December 15, 1988  
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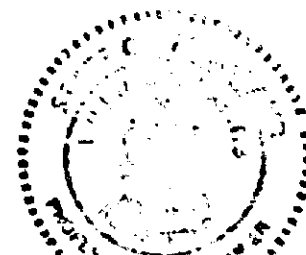
18 - North 25° 18' 00" West 11.31 feet to the end of the twenty-fifth line of said confirmatory deed thence running with and binding on the twenty-sixth line and on the twenty-seventh line and on a prolongation southwesterly of the twenty-seventh line of said confirmatory conveyance the two following courses and distances

19 - South 47° 35' 05" West 52.39 feet and  
20 - South 89° 48' 00" West 346.55 feet thence  
21 - South 49° 58' 03" West 54.38 feet thence  
22 - South 11° 13' 33" West 160.56 feet thence  
23 - South 41° 46' 27" East 30.64 feet thence  
24 - South 11° 13' 33" West 148.50 feet thence  
25 - South 35° 46' 27" East 429.00 feet thence running to and binding on the thirty-second through the last line of said confirmatory deed the three following courses and distances

26 - South 72° 46' 27" East 775.50 feet and  
27 - North 78° 13' 33" East 280.50 feet and  
28 - South 79° 46' 13" East 594.00 feet to the place of beginning.  
Containing 46.824 acres of land more or less.

Being part of that tract of land identified as Exhibit A of a confirmatory deed dated November 7, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 7321 folio 388 was conveyed by Dundee Village Partnership to Lodge Forest Limited Partnership.

Subject to the terms and provisions as set forth in a Reciprocal Easement and Cost Sharing Agreement dated December 28, 1986 and recorded in said Land Records in Liber S.M. 7869 folio 55 between Dundee Village Partnership and Lodge Forest Limited Partnership.



William N. Baffitt, P.E.  
Md. Reg. No. 11641

CRITICAL AREA

FROM THE RECORDS OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
P.O. BOX 462, TOWSON, MARYLAND 21204

December 15, 1988

Biscayne Bay Village,  
Phase II.

Beginning for the same at the beginning of that tract of land identified as Exhibit A of a confirmatory deed dated November 7, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 7321 folio 388 was conveyed by Dundee Village Partnership to Lodge Forest Limited Partnership said point of beginning being in the eastern outline of a Plat of Section Four Dundee Village filed among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 37 folio 64 thence running with and binding on the first through the eighth lines inclusive of said Exhibit A and binding on the eastern outlines as shown on said Plat the eight following courses and distances

1 - North 52° 13' 33" East 132.00 feet  
2 - North 0° 46' 27" West 181.50 feet  
3 - North 13° 4' 27" West 396.00 feet  
4 - North 6° 13' 33" East 264.00 feet  
5 - North 10° 46' 27" West 165.00 feet  
6 - North 31° 46' 27" West 264.00 feet  
7 - North 65° 16' 27" West 396.00 feet and  
8 - North 5° 55' 45" East 231.18 feet thence for a line of division

9 - South 75° 02' 30" West 283.15 feet to the northeast side of Biscayne Bay Boulevard east 30 feet wide thence

10 - South 76° 00' 00" West 15.00 feet to the center of Biscayne Bay Boulevard east thence binding in the center of said Boulevard the two following courses and distances

11 - South 14° 00' 00" East 200.59 feet and  
12 - southeasterly by a line curving to the south with a radius of 200.00 feet for an arc distance of 31.39 feet (the chord of said arc being South 9° 30' 12" East 31.36 feet) thence for lines of division the five following courses and distances

13 - South 58° 15' 00" West 564.71 feet  
14 - North 25° 18' 21" West 11.01 feet  
15 - South 64° 41' 39" West 105.49 feet  
16 - North 25° 18' 21" West 1.21 feet and  
17 - South 64° 41' 39" West 104.68 feet to the center of Biscayne Bay Boulevard west 30 feet wide thence binding in the center of said Boulevard

Biscayne Bay Village  
Phase II.

December 15, 1988  
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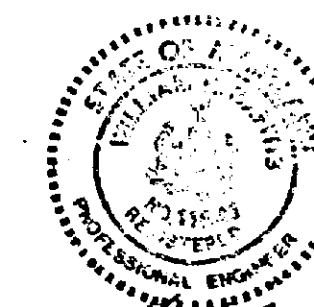
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Subject to the terms and provisions as set forth in a Reciprocal Easement and Cost Sharing Agreement dated December 28, 1986 and recorded in said Land Records in Liber S.M. 7869 folio 55 between Dundee Village Partnership and Lodge Forest Limited Partnership.



William N. Baffitt, P.E.  
Md. Reg. No. 11641

BEFORE THE COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Case No. R-83-59-XA

IN THE MATTER OF THE  
APPLICATION OF  
LODGE FOREST PARTNERSHIP  
FOR REZONING FROM D.R. 16  
AND D.R. 5.5 TO D.R. 3.5;  
FOR SPECIAL EXCEPTION FOR  
A MOBILE HOME PARK; AND  
FOR A VARIANCE FROM SECTIONS  
414.4 AND 414.5 OF THE  
BALTIMORE COUNTY ZONING  
REGULATIONS  
NE/S DUNDEE VILLAGE CIRCLE  
785' E. OF EASTERN AVENUE  
15th DISTRICT

ORDER

Upon review of this amended petition for reclassification, subject to a specific revised site plan, and following review by the Baltimore County Planning Board, the parties appeared in open hearing before Acting Chairman William R. Evans on September 25, 1984. Having considered the matter, the County Board of Appeals of Baltimore County, this 9th day of October, 1984, ORDERS that:

1. So much of the subject property as is designated "Phase I" on the revised plat accompanying the petition for reclassification and submitted at the hearing be, and hereby is, GRANTED a rezoning classification from D.R. 16 and D.R. 5.5 to D.R. 3.5, subject to compliance with said revised site plan pursuant to Section 2-58.1(n) of the Baltimore County Code; and

2. The balance of the subject property shown on said revised site plan (including all but "Phase I") be, and hereby is, DENIED a zoning reclassification from D.R. 16 and D.R. 5.5 to D.R. 3.5; provided, that such denial is without prejudice, under the circumstances of this case, to the filing by Petitioner of a new petition for reclassification within eighteen months of this Order if such petition is filed after the effective date of the 1984 Comprehensive Zoning Maps; and

3. The special exception for a trailer park be, and hereby is, GRANTED as to the portion of the property designated as "Phase I" on the aforesaid revised site plan; and

4. The special exception for a trailer park for the balance of the property (including all of the property except "Phase I") be, and

herby is, declared moot, so that there is no prejudice to any of the parties in the event of the filing of a future petition for special exception; and

5. The variances from Section 414.5 of the Baltimore County Zoning Regulations to reduce the space between trailers from the required twenty-five feet to fifteen feet, and from BCR Section 414.4 to reduce the required seventy-five foot setback from boundary lines to fifteen feet be, and hereby are, GRANTED as to "Phase I" subject to compliance with the aforesaid revised site plan, and be, and hereby are, declared moot as to the remainder of the property (all of the property except "Phase I") without prejudice to the parties in the event of a future petition for variance; and

6. This Order supersedes the previous Orders of the County Board of Appeals of Baltimore County dated October 4, 1983 and May 29, 1984.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

William R. Evans  
William R. Evans

Patricia Phipps  
Patricia Phipps

CONSENTED TO AS TO FORM  
JOHN B. GONTHUM  
ATTORNEY FOR THE PETITIONER

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
DEPUTY PEOPLE'S COUNSEL

Baffitt & Associates, Inc.

ZONING DESCRIPTION FOR  
BISCAYNE BAY VILLAGE  
PHASE II

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21 - South 54° 13' 33" West 258.40 feet thence

Civil Engineers / Land Planners / Surveyors - 1249 Englebert Road / Baltimore, Maryland 21221 / 301-391-2336

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Containing 43.33 acres of land more or less.



William N. Baffitt, P.E.  
Md. Reg. No. 11641





Concerned Neighbors  
PROTESTING SIGN-IN SHEET

NAME	ADDRESS
Robert Siegel	39 Tamarac Trail Balta 21220
James J. Jorgensen	20 Clear Lake Lane
GILBERT MACKEY	25 MANGO TRAIL
DORIS MACKEY	25 MANGO TRAIL
Heath D. R. R. R.	30 HAMMACK TRAIL
Sandra Martin	16 CLEARLAKE LANE 21220
John H. Haines	15 MANGO TRAIL
William H. Haines	20 Clear Lake Lane
Thomas J. Jorgensen	14 Clear Lake Lane 21220
Don J. Haines	15 MANGO TRAIL MD 21220

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
James Knott	110 West Rd 21220
BILL BARTIS	1245 Baskinville Rd
John H. Haines	505 Eastern Blvd
W. H. Haines	505 Eastern Blvd
Donald J. Haines	110 West Rd
Edward J. Haines (KENT)	110 West Rd
Patrick J. Haines	110 West Rd
David J. Haines (KENT)	110 West Rd

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3553

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 21, 1989

John B. Contrum, Esquire  
809 Eastern Boulevard  
Baltimore, MD 21221

RE: Item No. 358, Case No. 90-74-SPHA  
Petitioner: Lodge Forest Partnership  
Petition for Zoning Variance and  
Special Hearing

Dear Mr. Contrum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, the comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
J. Robert Haines  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. James Knott  
Lodge Forest Partnership  
110 West Road

Baltimore County  
Fire Department  
Towson, Maryland 21204-2566  
494-4500

Paul H. Reincke  
Chief

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Re: Property Owner: Lodge Forest Partnership  
Location: N/S Saltpeter Creek, 1000' S of Eastern Ave. Extended and  
Marshy Point Road intersection  
Item No.: 358 Zoning Agenda: 4/18/89

- Gentlemen:
- Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.
1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
  2. A second means of vehicle access is required for the site.
  3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
  4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
  5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," edition prior to occupancy.
  6. Site plans are approved, as drawn.
  7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved: 4-14-89  
Flaming Group Fire Prevention Bureau  
Special Inspection Division

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 1, 1989  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for April 18, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 415, 418, 419, 420, 421, 422 and 423.

For Item 358 a new County Review Group Meeting will be required.

For Item 388 the previous County Review Group comments still apply.

Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS CRG DATE: 11/17/89  
FROM: ZONING OFFICE PRE-CRG DATE: 11/6/89

PROJECT NAME: Biscayne Bay Village, Phase II (1st Amended) PLAN: 10/6/89  
LOCATION: S/End of Dundee Village Circle and Biscayne Bay Boulevard, S of Eastern Avenue Extended REV.: 11/8/89 REV.:

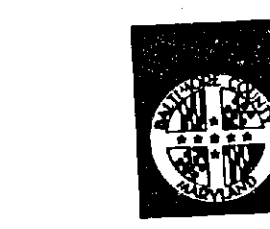
DISTRICT: 15c5

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. Include, update and correct the "Data Sheet", sheet 2 of 2, from the original approved C.R.G. on 5/8/86 that was also included with the zoning special exception case #86-524-XA and include as sheet 3. Include density, open space, previously recorded and amended record plats and references and zoning case boundaries described in cases #CR83-59-XA, #86-524-XA and #90-74-XA. Clearly show the boundary and acreage discrepancies between the current C.R.G. proposal, the original C.R.G. proposal, the two most recent zoning hearings, and the Partial Development Plan for Phase I and the record plats for Section 2 and 4. Update the zoning and C.R.G. history legibly on the plan, including the requests, dates, what was granted and all restrictions. Add permit numbers and issue date for Phase I to the history. Key and dimension all granted variance requests on sheet 1. (Also see comment #3 and #5 made on 5/8/86.)
2. Include a larger scale typical lot layout and typical floor plans as on sheet 2 of 2 of the Partial Development Plans of Phase I, approved 11/1/84 and 1/28/85. Each lot on sheet #1 should be numbered with the trailer pad shown and keyed to the anticipated lot layout on the larger scale typical. (See comment #5 and #7 made on 5/8/86.)
3. The owner must prepare a cover letter and a red-lined up-dated site plan and data sheet with all plan additions and discrepancies, including the two most recent zoning hearings, the recreational building, boat trailer parking and the intended use of the existing Saltpeter Creek pier and submit to the Deputy Zoning Commissioner for a determination within the spirit and intent of the two recent zoning cases.

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

April 25, 1989



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 358, 388, 415, 418, 419, 420, 421, 422, and 423.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Zoning Commissioner Date: August 24, 1989  
FROM: Albert Svehla Department of Recreation & Parks  
SUBJECT: Issue 138 - Lodge Forest Partnership

RECEIVED  
AUG 31 1989

ZONING OFFICE

Back in April, this Department expressed some concerns about this particular issue which is adjacent to our environmental area. Since that time, we have had an opportunity to discuss our concerns with representatives of the Lodge Forest Partnership and review the plans of their development.

Based on our review, we are now withdrawing our concerns and objections since this issue is not contiguous with our park property.

AS:mn

COUNTY REVIEW GROUP COMMENTS  
PROJECT NAME: Biscayne Bay Village, Phase II (1st Amended)  
CRG DATE: 11/17/89  
PRE-CRG DATE: 11/6/89  
PAGE 2

4. A Final Development Plan is required for Phase II. The partial development plan for Biscayne Bay, Phase I, the partial development plan for Section 2 and 4, Dundee Village and the record plats for open space in Section 2 and amended Section 4, Dundee Village, all are amended by this plan and must be resolved prior to final approval.
5. Reference in the title block "including previously recorded Section 4 and open space in Section 2 and amended Section 4, Dundee Village 36/92 & 93 and 37/64".
6. Final zoning approval is contingent upon the resolution of all comments and the outcome of any required public hearings.

W. Carl Richards, Jr.  
Zoning Coordinator

WCR:scj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: April 17, 1989

FROM: Dept. of Recreation and Parks MSella

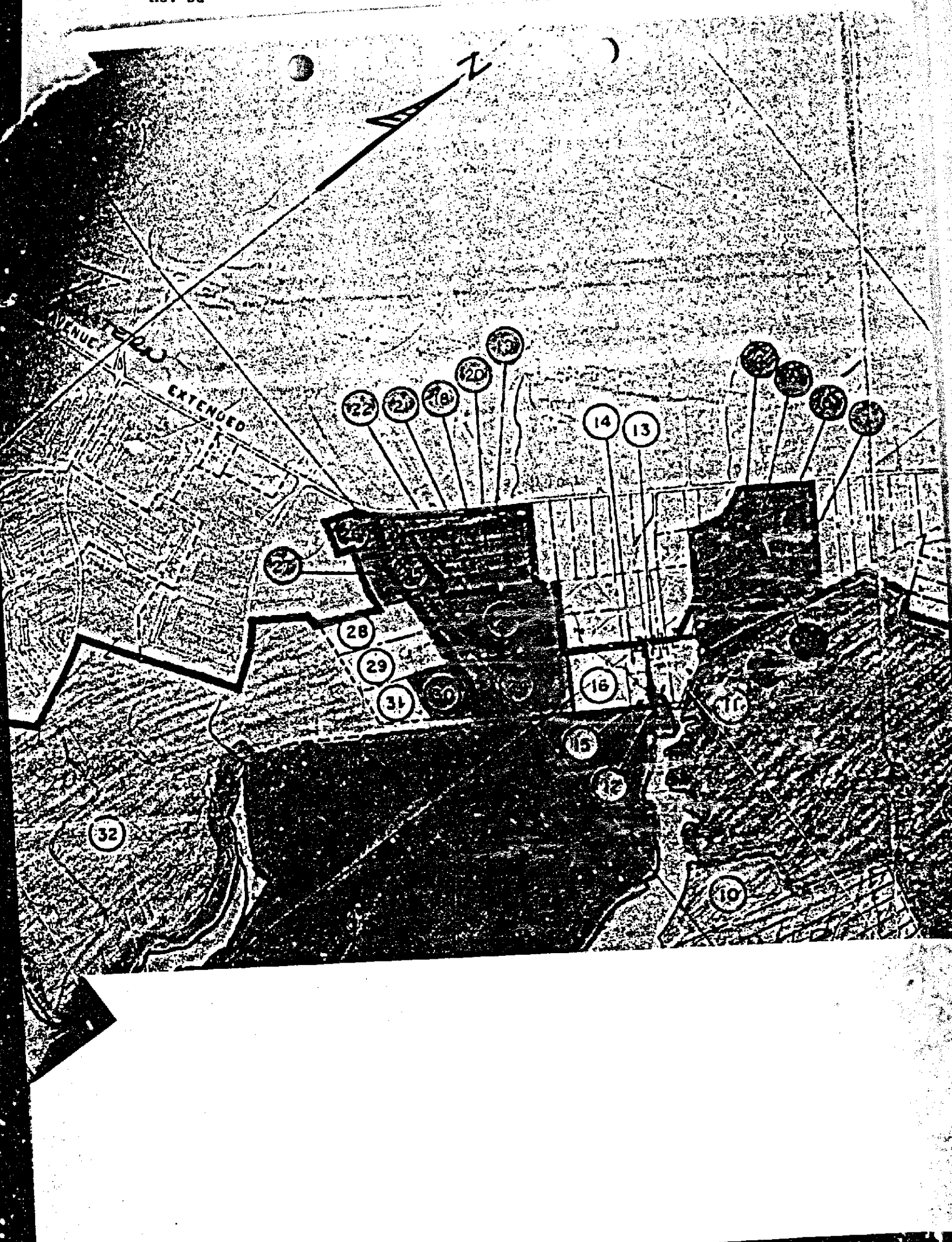
Zoning Issue #358  
SUBJECT: Lodge Forest Partnership

This Department has some concerns about the proposed zoning variances requested by Lodge Forest Partnership. The close proximity of the road and the mobile homes will increase the probability that there will be dumping in our park.

Since this park is known as the Dundee-Saltpeter Environmental Area we are also concerned about the view of closely grouped mobile homes only 12.5 feet from the property line.

We respectfully request that you consider denial of this issue. If we can be of any assistance or answer any questions, please feel free to contact us at x3822.

AS: bd





TO: Mr. J. Robert Haines  
Zoning Commissioner

DATE: August 14, 1989

FROM: Mr. Robert W. Sheasley

SUBJECT: Biscayne Bay Village - Phase II  
Chesapeake Bay Critical Area Findings

RECEIVED  
AUG 17 1989

# ZONING OFFICE

## SITE LOCATION

The subject property is located along Dundee Village Circle, 785 feet east of Eastern Avenue. The entire 47 acre site lies within the Chesapeake Bay Critical Area and is classified as "Limited Development Area (LDA)".

APPLICANT'S NAME: Lodge Forest Partnership

## APPLICANT PROPOSAL

The applicant proposes to develop a mobile home park on this site. The proposed CRG Plan indicates 172 units. The applicant is also requesting approval to allow the proposed development to encroach on the desired 300 foot buffer from the mean high water line of tidal wetlands and tidal waters. The proposed CRG Plan indicates a buffer of approximately 120 to 330 feet. This request is being made as per Section 22-213 (c) (iii) of the Baltimore County Development Regulations, Bill No. 35-88.

## GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a findings which assures that proposed projects are consistent with the following goals of the Chesapeake Bay Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate the growth and address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" (COMAR 14.15.10.01.0).

Mr. J. Robert Haines  
August 14, 1989  
Page 2

## REGULATIONS AND FINDINGS

- Regulation: "The Buffer shall be expanded to 300 feet from mean high water line of tidal waters and tidal wetlands for new residential developments of more than five dwelling units in LDAs and RCLs. The buffer can be reduced to the minimum 100 feet if the following conditions are satisfied:

(i) The 300 foot area does not contain contiguous forest habitat which directly drains into tidal waters; or

(ii) The 300 foot area does not provide breeding habitat for a minimum of four species of sensitive forest interior birds or one highly sensitive forest interior bird species as defined in the Chesapeake Bay Critical Area Commission Guidance Paper Number 3 dated July 1986; or

(iii) The Director of Environmental Protection and Resource Management determines that greater water quality or habitat benefits could be achieved through other site specific measures" (Baltimore County Code, Section 22-213(c)).

Findings: The proposed CRG Plan indicates a buffer of approximately 120 to 330 feet, with an average of approximately 230 feet.

The proposed Biscayne Bay Village Phase II CRG Plan indicates that greater water quality benefits will be achieved through the site specific measures of introducing additional forest cover, providing wetlands mitigation and significantly decreasing stormwater runoff.

The following regulations and findings will explore these measures in detail.

- Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot, parcel or property proposed to be developed, except that lots less than or equal to one acre each, and located in a subdivision approved after June 1, 1986 may contain impervious areas up to 25% of the lot" (Baltimore County Code, Section 22-217(e)).

Findings: The proposed CRG Plan indicates the sum of all man-made impervious areas, which includes all roads, sidewalks, driveways, parking areas, roofs, patios, gazebos, tennis courts, etc., will equal 11.0% of the property.

Mr. J. Robert Haines  
August 14, 1989  
Page 3

Porous pavement shall be properly installed and maintained for all roads, parking pads, and sidewalks, to limit the impervious areas to a maximum of 15% of the property area.

The developer shall impose restrictive measures by binding covenants listed in the Final Development Plan to limit lot owners to a maximum of 25% impervious area for each individual lot.

"Proper construction and routine maintenance are extremely important for porous pavement. If installed properly, porous pavement should last as long as conventional pavement. Porous asphalt has special requirements during each phase of installation: mixing, transport, laying and rolling. Similar care needs to be taken during the preparation of the stone reservoir. Rather than provide detailed step-by-step guidance on the entire construction procedure (which is summarized in Maryland WRA, 1986b, 1984; Diniz, 1980), the summary below emphasizes those practices that can prevent premature clogging during the construction phase:

- Before the entire development site is graded, the planned area for the porous pavement should be roped off to prevent heavy equipment from compacting the underlying soils.
- Diversion berms should be placed around the perimeter of the porous pavement to keep runoff and sediment completely away from the site both before and during construction.
- Excavation of the sub-grade should be performed by earthmoving equipment with tracks or over-sized tires. Normal rubber tires should be avoided since they compact the subsoil and reduce its infiltration capabilities.
- After excavation is completed, the bottom and sides of the stone reservoir should be lined with filter fabric to prevent upward piping of underlying soils. The fabric should be placed flush with a generous overlap between rolls.
- Clean, washed 1 to 2 inch stone aggregate should be placed in the excavated reservoir in lifts, and lightly compacted with plate compactors to form the base course. Unwashed stone has enough associated sediment to pose a clear risk of clogging at the soil/filter cloth interface.
- A one-inch deep layer of 3/8 to 5/8 inch stone should be placed over the base course, and manually graded to plan specifications.
- The porous asphalt layer should then be added, when the air temperature is above 50 degrees F and the laying temperature is between 230 to 260 degrees F. Failure to follow these guidelines can lead to premature hardening of the asphalt and subsequent loss of infiltration capacity.

Mr. J. Robert Haines  
August 14, 1989  
Page 4

H. Rolling can begin when the asphalt is cool enough to withstand a ten ton roller. Normally, only one or two passes of the roller are necessary. More frequent rolling can reduce the infiltration capabilities of the open-graded asphalt mix.

I. After rolling is complete, all traffic should be kept out of the porous pavement area for a minimum of one day to allow proper hardening.

J. Post-construction sediment control is critical. The majority of porous pavement failures occur in the first few weeks and months after the asphalt has been rolled, usually from clogging caused by adjacent erosion vehicles. Therefore, it is very important that: 1) Sediment and erosion control practices are inspected to make sure they still work, 2) the vegetated buffer strips are immediately established, 3) the reinforced silt fences or Austin triangles are placed between the buffer and pavement to prevent sediment entry until the buffer is well established, 4) signs are posted and construction personnel advised not to enter the parking lot with muddy tires, and 5) if such traffic cannot be prohibited, a temporary stone construction entrance should be installed.

The following routine maintenance tasks shall be provided for after construction:

- Vacuum Sweeping: The porous pavement surface should be vacuum swept at least four times per year, followed by high-pressure jet hosing, to keep the asphalt pores open. Several firms in the region now provide this service as part of a regular, relatively low cost contract. Evidence of such a contract should be provided to the inspector before any bonds are released on the job.
- Inspection: The pavement should be inspected several times in the first few months after construction, and then annually thereafter. Inspections should be conducted after large storms to check for surface ponding that might indicate local or widespread clogging. Also, the condition of the vegetated buffer strips should be examined.
- Patching: Potholes and cracks can be repaired using conventional, non-porous patching mixes as long as the cumulative area repaired does not exceed 10% of the roadway area.
- Relieving Surface Clogging: Spot clogging of the porous pavement layer can be relieved by drilling half-inch holes through the porous asphalt layer every few feet. In cases where clogging occurs in a low spot in the roadway, it may be advisable to install a drop inlet to route water into the stone reservoir.

Mr. J. Robert Haines  
August 14, 1989  
Page 5

- Snow Removal: Sand or ash should never be applied to porous pavement for snow removal purposes. This site should be posted to that effect. Thelen and Howe (1980) report that snow and ice melt is more rapid on porous pavement than conventional pavement, which suggests that prohibiting these materials may not be a major inconvenience.

F. Non-Routine Maintenance: The routine maintenance tasks outlined above should prevent or relieve surface clogging in the asphalt layer. A much more serious problem occurs if the subsoil, or the subsoil/filter cloth interface becomes clogged over time. At present, nothing short of complete replacement can correct this condition. It may be advisable to install a backup underdrainage system of capped perforated pipes to convert the pavement into a partial exfiltration system in the event of bottom clogging (particularly if subsoils initially have marginal infiltration capacity).

Schueler, Thomas R. Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMP's. Metropolitan Washington Council of Governments. July, 1987 p.7.17-7.21

- Regulation: "The Stormwater Management System shall be designed so that:

- Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten-year frequency storm if the land had remained in its predevelopment state.
- Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and
- Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.
- There is sufficient storage to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" (Baltimore County Code 22-217(h)).

Findings: The proposed CRG Plan indicates that stormwater management will be provided through the use of several infiltration devices. Infiltration has been maximized throughout the site through the following practices:

- The use of porous paving for roadways, parking areas, and sidewalks; and

Mr. J. Robert Haines  
August 14, 1989  
Page 6

- The installation of small dry wells for roof downspouts on all buildings and mobile homes.

Stormwater runoff from impervious surface on the site will be collected in a closed drainage system with concentrated flows to three decentralized infiltration ponds, designed to handle all runoff caused by the development in excess of its pre-development state for a 10-year frequency storm.

- Regulation: "Dredging, filling, or constructing other than approved bulkheading shall not be permitted in any non-tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" (Baltimore County Code, Section 22-211).

Findings: The proposed CRG Plan indicates disturbance of a pocket or "a small mapped lens of Fallston Soil" that has been determined and verified by the Department of Environmental Protection and Resource Management to be "isolated and of minimal functional value." No other non-tidal wetlands and no tidal wetlands are indicated as being disturbed by the proposed development.

- Regulation: "If activities or uses, which are permitted as a result of their being water-dependent or of substantial economic benefit, will unavoidably cause adverse environmental effects to wetlands, they shall be permitted only in conjunction with mitigation measures that will provide water-quality benefits and plant and wildlife habitat equivalent to the wetland destroyed or affected and which shall be accomplished, to the maximum extent possible, on site or near the affected wetland" (Baltimore County Code, Section 22-212 (c)).

Findings: The protection and/or enhancement of wetlands, both tidal and non-tidal, is directly related to the protection of water quality. This is because wetlands can: (1) assimilate, recycle, and store excess nutrient inputs, especially nitrogen and phosphorus, (2) trap sediments, (3) prevent shore erosion, and (4) reduce volume and velocity of water running off the land.

The proposed CRG Plan indicates disturbance of a pocket or "a small mapped lens of Fallston Soil". Disturbance of non-tidal wetlands may be allowed if a project or activity causing the adverse impact is water-dependent or of substantial economic benefit. This project is not a water dependent facility, nor is the proposed development of substantial economic benefit to warrant the disturbance of a non-tidal wetland. However, since this pocket

Mr. J. Robert Haines  
August 14, 1989  
Page 7

of Fallston Soil has been determined by this Department to be "isolated and of minimal functional value", this disturbance would be acceptable since the loss would be minimal. The developer has agreed to mitigate this wetland area in two new locations as indicated on the new proposed CRG Plan and in accordance with Chesapeake Bay Critical Area Guidance Paper No. 3. These areas will be located within the Shoreline Buffer contiguous to existing non-tidal wetlands, and entirely on-site.

- Regulation: "A minimum 25 foot buffer shall be maintained around all non-tidal wetlands so that development or other activities will not adversely affect the wetlands or the wildlife contained therein" (Baltimore County Code, Section 22-212 (a)).

Findings: The proposed CRG Plan indicates a minimum 25-foot buffer around all non-tidal wetlands. This 25 foot buffer shall be maintained.

- Regulation: "The hydrologic regime and water quality of non-tidal wetlands shall be protected by minimizing the alterations to the surface or subsurface flow of water into and from the wetlands, such as by:

- Maximizing the infiltration of water throughout the site, rather than concentrating flows into direct discharge points, and
- Decentralizing the discharge points if their use cannot be avoided for stormwater management" (Baltimore County Code, Section 22-212(b)).

Findings: The proposed CRG plan indicates that the hydrologic regime and water quality of non-tidal wetlands shall be protected by minimizing the alterations to the surface and subsurface flow of water into and from the wetlands by maximizing the infiltration of water throughout the site through the use of porous paving and dry wells. The proposed development will contain 11.0% man-made impervious surface. The stormwater runoff from this surface will be collected in a closed drainage system with concentrated flows to three decentralized infiltration ponds.

- Regulation: "The natural vegetation occurring in the buffer shall remain undisturbed. Except as provided in Section 22-214, vegetation shall be planted in the buffer where necessary to protect, stabilize, or enhance the shoreline" (Baltimore County Code, Section 22-213 (d)).

Mr. J. Robert Haines  
August 14, 1989  
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Findings: The proposed CRG Plan indicates no disturbance of the vegetation within the established buffer, except for that which will occur in the process of creating non-made wetlands for mitigation. Areas that are currently not forested within the buffer shall be dedicated to Baltimore County, so access to Saltpeter Creek can be controlled.

- Regulation: "For the alteration of forest or developed woodlands as delineated on the January, 1986 Baltimore County Forest and Developed Woodlands aerial photographs:

- No more than 20% of the sum of all forest and developed woodland may be cleared, and this shall be replaced by afforestation on a 1:1 acreage basis. An additional 10% of the forest or developed woodland may be cleared provided in this case, however, that every acre of forest or developed woodland cleared shall be replaced by 1.5 acres of afforestation.
- Forest or developed woodland cleared in LDAs shall be replaced in LDAs, R.C. 20, or R.C. 50 Zones. Forest or developed woodland removed in the R.C. 20 or R.C. 50 Zones shall be replaced only in R.C. 20 or R.C. 50 Zones.
- The forest or developed woodland cleared shall be replaced according to an approved forest establishment plan. If the configuration of the site precludes on-site replacement, it is the applicant's responsibility to secure an off-site area suitable for afforestation and in compliance with d(1) and d(2) preceding. If an appropriate off-site area cannot be located or secured, the County will allow the applicant to pay a fee-in-lieu" (Baltimore County Code, Section 22-217 (c)).

Findings: The proposed CRG Plan indicates the removal of approximately 1.2 acres of forest, or approximately 2.6% of all forest on the site. The applicant proposes to reforest approximately 4.03 acres, for a 3 to 1 replacement acreage. All reforestation shall occur on-site within the established buffer in accordance with an approved Forest Establishment Plan and Agreement.



Mr. J. Robert Haines  
August 14, 1989  
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10. Regulation: "All development plans shall incorporate a wildlife corridor system that connects the largest tract undeveloped, or most vegetated tracts of land within and adjacent to the site, thereby providing a continuity of existing on-site and off-site plant and wildlife habitats" (Baltimore County Code, Section 22-217 (b)).

Findings: The most vegetated, undeveloped tract of land on this site is the forested areas and wetlands within the buffer. Leaving this natural vegetation within the buffer for forest condition, and reforesting areas within the buffer for forest replacement and buffer enhancement will provide a wildlife corridor through this site. In addition, the buffer will be dedicated to Baltimore County, so access within the buffer can be controlled, limiting disturbance to this habitat.

#### CONCLUSION

The applicant has a previously approved CRG Plan for a mobile home park that allows 130 units. The plan allows a buffer of approximately 160 to 870 feet with an average of approximately 380 feet, an exemption from stormwater management, no afforestation, and minimal benefits to water quality or wildlife and plant habitat.

The proposed CRG plan indicates a mobile home park with 172 units, and a buffer of approximately 120 to 330 feet. The applicant proposes to reduce the buffer from the required 300' through the use of several site specific measures that will enhance water quality and habitat benefits, in compliance with Section 22-213 (c)(iii) of the Baltimore County Code. These site specific measures such as limiting man-made impervious areas on the site and stormwater management to maximize infiltration throughout the site to maintain the pre-development hydrologic regime, the creation of man-made mitigating wetlands, and reforestation, will also bring the proposed development into greater compliance with the Chesapeake Bay Critical Area Law.

It is important to note that the visibility of wetlands, infiltration basins, and porous pavement as water quality improvement measures depends on continued maintenance. The applicant shall perform regular maintenance on the porous paving as specified previously. Also, restrictive measures shall be imposed by the applicant by binding the covenants and the Final Development Plan to ensure compliance with the following best management practices:

1. Lawn areas and plants needing fertilizer supplements shall be minimized in accordance to soil test recommendations and plant types.

Mr. J. Robert Haines  
August 14, 1989  
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2. Pet wastes, grass clippings and other plant debris shall be promptly collected. Debris shall not be disposed of in the forest or wetlands in the Critical Area.

The above findings show that this project is in compliance with the Baltimore County Development Regulations in the Chesapeake Bay Critical Area, and therefore, is approved.

Please contact Mr. David C. Flowers at 887-3980, if you require additional information.

*Robert W. Sheesley*  
Robert W. Sheesley, Director  
Department of Environmental Protection  
and Resource Management

RWS:DCF:tjg

cc: The Honorable Ronald B. Hickernell  
The Honorable Norman R. Lauenstein  
The Honorable Dale T. Volz  
Mrs. Janice B. Outen  
Mr. Michael Nortrup

SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: ZONING OFFICE

CRG DATE: 11/17/89  
PRE-CRG DATE: 11/6/89

PROJECT NAME: Biscayne Bay Village, Phase II  
(1st Amended)

PLAN: 10/6/89

REV.: 11/8/89 REV.:

LOCATION: S/end of Dundee Village Circle  
and Biscayne Bay Boulevard,  
S of Eastern Avenue Extended

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CRG  
APPROVAL, BUT MUST BE ADDRESSED  
PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 15c5

1. Include, update and correct the "Data Sheet", sheet 2 of 2, from the original approved C.R.G. on 5/8/86 that was also included with the zoning special exception case #86-524-XA and 1. Include as sheet 3. Include density, open space, previously recorded and amended record plats and easements and zoning case boundaries described in cases #C83-59-XA, #86-524-XA and #89-74-XA. Clearly show the boundary and acreage discrepancies between the current C.R.G. proposal, the original C.R.G. proposal, the two most recent zoning hearings, and the Partial Development Plan for Phase I and the record plat for Section 2 and 4. Update the zoning and C.R.G. history legibly on the plan, including the request, dates, what was granted and all restrictions. Add permit numbers and issue date for Phase I to the history. Key and dimension all granted variance requests on sheet 1. (Also see comment #1 and #6 made on 5/8/86.)

2. Include a larger scale typical lot layout and typical floor plans as on sheet 2 of 2 of the Partial Development Plans of Phase I, approved 11/1/84 and 1/28/85. Each lot on sheet #1 should be numbered with the trailer pad shown and keyed to the anticipated lot layout on the larger scale typical. (See comment #5 and #7 made on 5/8/86.)

3. The owner must prepare a cover letter and a red-lined up-dated site plan and data sheet with all plan additions and discrepancies, including the two most recent zoning hearings, the recreational building, boat trailer parking and the intended use of an existing Saltpeter Creek pier and submit to the Deputy Zoning Commissioner for a determination within the spirit and intent of the two recent zoning cases.

LAW FIRM

*Romacka, Sontrum & Hennegan, P.A.*  
ROMACKA, SONTRUM & HENNEGAN, P.A.  
HUNTINGTON FEDERAL BUILDING  
401 EASTERN AVENUE  
ESSEX, MARYLAND 21221  
TELEPHONE (301) 686-8274  
FAX # 686-0118

ROBERT J. ROMACKA  
JOHN B. SONTRUM  
JOHN O. HENNEGAN  
DONALD H. SHEFFY  
NANCY E. DWYER  
SHARON R. GAMBLE

November 29, 1989

Mr. David Flowers  
Environmental Protection  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

Re: Biscayne Bay

Dear Mr. Flowers:

Enclosed is a site plan showing the Biscayne Bay subdivision and in the lower right hand corner the property as now owned by Dundee Village. It was originally intended that these properties be transferred from Dundee Village to Lodge Forest Partnership, the owners of Biscayne Bay Mobile Home Park, for further transfer to Baltimore County. 3.75 acres of the total 5.75 acres, however, needs to remain with Dundee Village until transferred to Baltimore County in order to satisfy density and local open space for the Dundee Village apartments. This area has been cross-hatched by the engineer in orange and green. The green area was part of the record development plan of Dundee Village. The orange area is part of the 4th development plan of Dundee Village. The yellow area would remain with Biscayne Bay. At this time, we have been informed by the lender for Dundee Village that there will be no problem in transferring this land directly to Baltimore County. We cannot, however, transfer the 3.75 acres solely for the use of Biscayne Bay due to the zoning constraints. You will note from the site plan that the remaining acreage which can be transferred from Dundee Village to Lodge Forest will support the required density of four units per acre as well as the 15% impervious area. Also, no part of the afforestation area or mitigation is included in this acreage. We believe, therefore, that the Biscayne Bay property stands on its own with respect to the critical area requirements. If you concur with our calculations and the intent expressed in this letter, as well as the site plan, please acknowledge by signing below. Zoning has asked for a letter from you basically approving the scenario

COUNTY REVIEW GROUP COMMENTS  
PROJECT NAME: Biscayne Bay Village, Phase II (1st Amended)  
CRG DATE: 11/17/89  
PRE-CRG DATE: 11/6/89  
PAGE 2

4. A Final Development Plan is required for Phase II. The partial development plan for Biscayne Bay, Phase I, the partial development plan for Section 2 and 4, Dundee Village and the record plat for open space in Section 2 and amended Section 4, Dundee Village, all are amended by this plan and must be resolved prior to final approval.

5. Reference in the title block "including previously recorded Section 4 and open space in Section 2 and amended Section 4, Dundee Village 36/92 & 93 and 37/64".

6. Final zoning approval is contingent upon the resolution of all comments and the outcome of any required public hearings.

*W. Carl Richards, Jr.*  
W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:acj

LAW FIRM

*Romacka, Sontrum & Hennegan, P.A.*

814 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221  
TELEPHONE (301) 686-8274  
FAX # 686-0118

ROBERT J. ROMACKA  
JOHN B. SONTRUM  
JOHN O. HENNEGAN  
DONALD H. SHEFFY  
NANCY E. DWYER  
SHARON R. GAMBLE

July 10, 1990

Ann Nastarowicz  
Deputy Zoning Commissioner  
Zoning Commission Office  
County Office Building  
Towson, Maryland 21204

Re: Biscayne Bay  
Case No. 90-74-SPHA

Dear Ms. Nastarowicz:

You may recall that in November we met with you and Carl Richards to discuss a CRG revision to the special hearing plan. Our special hearing plan showed a total of 5.75 acres in the lower right hand portion of the plat being transferred from Dundee Village Apartments to Lodge Forest Partnership, the developer of Biscayne Bay Mobile Home Park. As a result of comments filed by Mr. Richards in the CRG and further investigation by our engineers, it was determined that 3.75 acres of the total needed to remain with Dundee Village in order to satisfy density and local open space requirements for the Dundee Village Apartments. We were able to determine that none of this 3.75 acres is necessary in order for us to meet critical area requirements. I am enclosing a copy of a letter received from Mr. David Flowers indicating that this property may be retained by Dundee Village Apartments until transferred to Baltimore County, yet Biscayne Bay Mobile Home Park will maintain the necessary open space and density to meet critical area criteria.

You may recall that all of the 5.75 acres is eventually to be transferred to Baltimore County. It is merely a matter of procedure as to how this is accomplished. We would prefer the transfer to occur directly from Dundee Village Apartments to the transfer to occur directly from Dundee Village Apartments to Baltimore County rather than go from Dundee Village Apartments to Biscayne Bay to Baltimore County. Biscayne Bay would receive the two acres remaining, and all but a small portion would be transferred to Baltimore County. Additional property, of

course, as indicated by the site plan would also be transferred from Lodge Forest Partnership to Baltimore County for the open space areas. We regret that the plan has become so befuddled, but there have been so many development plans filed over the last twenty years with respect to Lodge Forest Partnership and Dundee Village as well as numerous plans developed by different engineers that reconciling them has become quite a task. We appreciate Mr. Richards' efforts above and beyond the call of duty so to speak in attempting to reconcile this matter and bringing these problems to our attention. Hopefully, we can resolve these matters and maintain the integrity of the site plan as all of the property indicated on the site plan as going to Baltimore County will go to Baltimore County. All of the property indicated on the site plan as remaining with Biscayne Bay Mobile Home Park will remain with the Mobile Home Park. Your consideration in allowing this to conduct the transfers as above outlined would be deeply appreciated.

Very truly yours,

*John B. Sontrum*  
John B. Sontrum

JBG:kb  
cc: Kevin Geraghty

of the transfer directly from Dundee to the County and indication that the remaining 2+ acres still to be transferred from Dundee to Lodge Forest will be sufficient to support the Biscayne Bay Development.

Thank you for your consideration.

Very truly yours,  
*John B. Sontrum*  
John B. Sontrum

JBG:kb

I hereby agree to the above.

*David Flowers*  
David Flowers

cc: Mr. James F. Knott







John B. Gontum, Esquire  
July 26, 1990  
Page 2

As indicated in your earlier letters of 11/29/89 and 2/26/90 and as confirmed by Mr. David Flowers in the Department of Environmental Protection and Resource Management (D.E.P.R.M.), if the Dundee sections are amended in accordance with the S.C.Z.R. and the open space is transferred directly to Baltimore County, that the remaining land meets or exceeds the critical Superintendence area and density requirements. If this is true as has been indicated and the C.R.G. plan is amended to agree with your proposed amended special hearing plan (case 190-74-SPHA) to agree with the special exception plan, case 190-74-SPHA, then I will agree to approve the amended and corrected special hearing plan and the zoning conflicts with the overlapped plans and areas will be resolved.

If you are having any problems with processing or collating these plans so that there is no overlapped areas, please contact Carl Richards in this office who, as you know, is familiar with the conflicts and your proposed resolution.

Very truly yours,

*J. M. Nastarowicz*

Ann M. Nastarowicz  
Deputy Zoning Commissioner

AMN:MCR:scj

cc: David Flowers - D.E.P.R.M.  
Bill Bafitis, P.E.  
Charlie Stark - George W. Stephens & Associates  
W. Carl Richards, Jr. - Zoning

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. August 10, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. appearing on August 10, 1989.

THE JEFFERSONIAN,  
S. Zeke Olson  
Publisher

PO 15158  
NY M31079  
price \$47.28  
co 90-74-SPHA

**CERTIFICATE OF POSTING** 90-74-SPHA

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15th Date of Posting 8/12/89

Posted for: Special Hearing & Notice

Petitioner: Lodge Forest Partnership

Location of property: 110 West Road, Towson, Md. 21204

Location of Signatures: 110 West Road, Towson, Md. 21204

Remarks: Petitioner's representative, J. Robert Haines, appeared at the hearing and presented the petition.

Posted by: J. Robert Haines Date of return: 8/19/89

Number of Signs: 2

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 897-3333

J. Robert Haines  
Zoning Commissioner

DATE 8/23/89

Dennis F. Rasmussen  
County Executive

Lodge Forest Partnership  
110 West Road  
Towson, Maryland 21204

ATTN: JAMES KNOIT

Re: Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 90-74-SPHA  
W/S Saltwater Creek, 1,000' S of Eastern Avenue & Marshy Point Road  
(Biscayne Bay Village)  
15th Election District - 5th Councilmanic  
Petitioner(s): Lodge Forest Partnership  
HEARING SCHEDULED: FRIDAY, SEPTEMBER 1, 1989 at 9:30 a.m.

Gentlemen:

Please be advised that \$145.91 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 115, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:ga  
cc: John B. Gontum, Esq.  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 897-3333

J. Robert Haines  
Zoning Commissioner

July 25, 1989

Dennis F. Rasmussen  
County Executive

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 90-74-SPHA  
W/S Saltwater Creek, 1,000' S of Eastern Avenue & Marshy Point Road  
(Biscayne Bay Village)  
15th Election District - 5th Councilmanic  
Petitioner(s): Lodge Forest Partnership  
HEARING SCHEDULED: FRIDAY, SEPTEMBER 1, 1989 at 9:30 a.m.

Special Hearings: To amend special exception site plan granted in Case No. 86-524-XA. Variances: For a driveway of 25 feet in lieu of the required 30 feet; to permit a setback of 12.5 feet from a tract boundary in lieu of the required 75 feet; to permit a space of 15 ft. between mobile home units in lieu of the required 25 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

JRH:ga  
cc: Lodge Forest Partnership  
John B. Gontum, Esq.  
File

**RECEIVED**  
JUN 1 1989

BALTIMORE COUNTY, MARYLAND  
ZONING OFFICE  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: May 16, 1989

FROM: David C. Flowers

SUBJECT: Petition for a Zoning Variance - Item #358  
Biscayne Bay Village II

The Department of Environmental Protection and Resource Management, Chesapeake Bay Critical Area Review Section is requesting a 30-day extension of the Zoning Process to complete the review of Biscayne Bay Village II- Item #358.

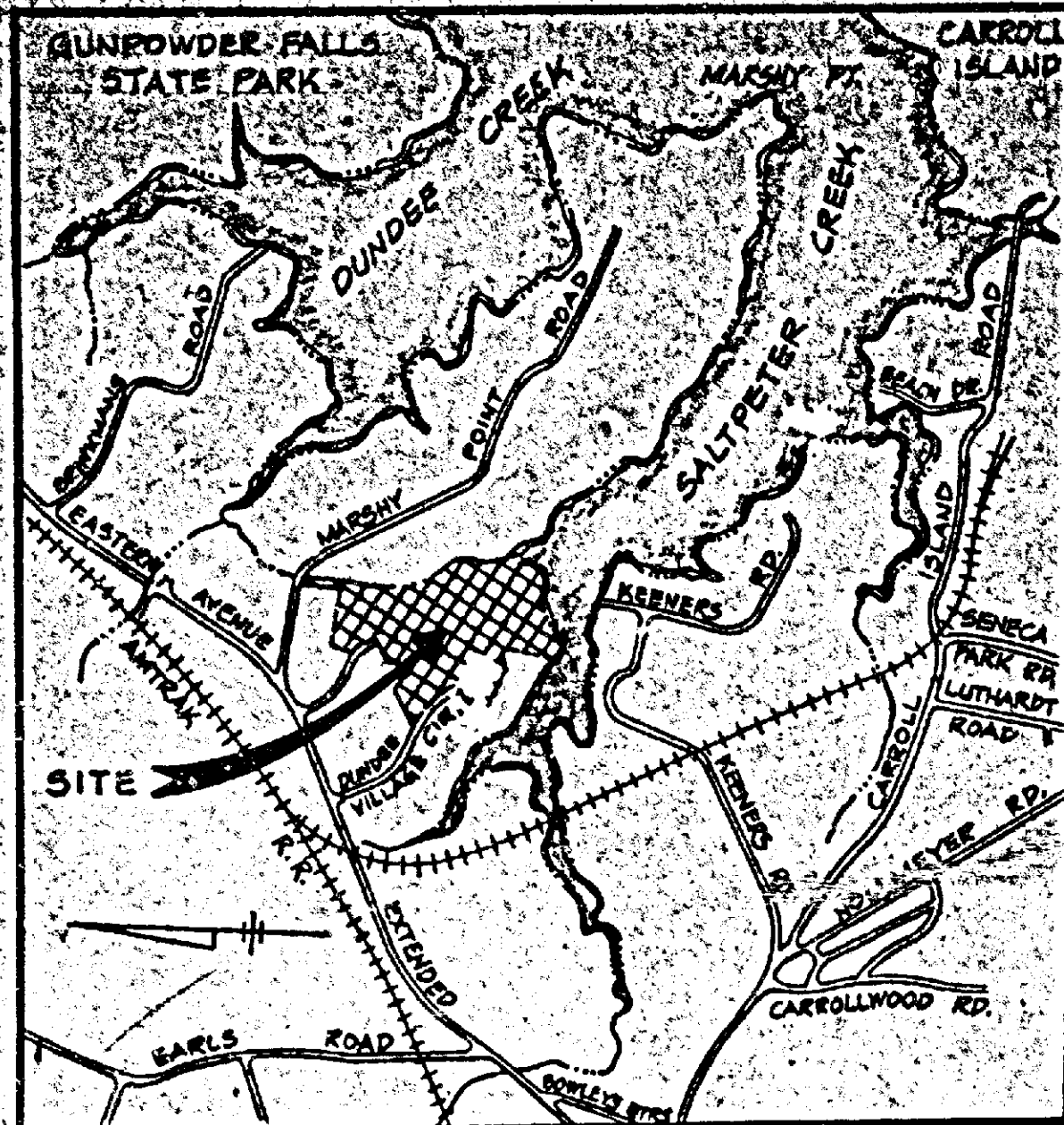
The Department has requested additional information from the applicant necessary to complete the review of the variance request.

Please contact me at X3980 if you require additional information.

David C. Flowers  
David C. Flowers  
Chesapeake Bay Critical Area  
Program Coordinator

DCF:ju  
cc: Mrs. Janice B. Outen





### LOCATION MAP

SCALE: 1" = 2,000'

DESCRIPTION	PHASE I	REMARKS
ACRES (GROSS & NET)	46.824	45.87 TOTAL OF 28 PARCELS
ZONING	R-3.5-24-16	RESIDENTIAL SINGLE-FAMILY
PROPOSED MOBILE HOMES	172	172 UNITS
OPEN SPACE REQ'D	2.57 AC.	2.57 AC. = 257,436 SQ. FT.
OPEN SPACE PROVIDED	2.66 AC.	2.66 AC. = 266,000 SQ. FT.
PARKING REQUIRED	344	344 SPACES
PARKING PROVIDED	344	344 SPACES

1 UNIT/ACRE AS PER CRITICAL AREA LAW = 187 UNITS

### NOTES:

- 1- THERE WILL BE APPROXIMATELY 62 DOUBLE WIDE UNITS AND 110 SINGLE WIDE UNITS (WITH OR WITHOUT TIP-OUTS).
- 2- MINIMUM LOT SIZE: 3000 SQUARE FEET.
- 3- ALL MOBILE HOME SITES SHALL ADJUT AN UNOBSTRUCTED 24' WIDE PAVED HARD SURFACED ROADWAY WHICH SHALL BE ADEQUATELY ILLUMINATED.
- 4- ALL MOBILE HOMES SHALL HAVE A MINIMUM DISTANCE OF 15' BETWEEN THEM.
- 5- ALL INTERIOR ROADS ARE PRIVATE.
- 6- ALL MOBILE HOMES SHALL BE CONNECTED TO WATER, SEWER AND ELECTRIC FACILITIES.
- 7- ALL ON-SITE UTILITIES ARE PRIVATE.
- 8- EACH MOBILE HOME SITE SHALL HAVE A PAVED (BITUMINOUS, PORTLAND CONCRETE) TWO CAR PARKING PAD 20'x20'.
- 9- THE MOBILE HOME PARK IS SUBJECT TO REGULATIONS AND REQUIREMENTS OF THE BALTIMORE COUNTY HEALTH DEPT. AND WRITTEN APPROVAL WILL BE OBTAINED FROM THE BALTIMORE COUNTY HEALTH DEPT. BEFORE A BUILDING PERMIT IS ISSUED.

- 10- THERE ARE NO ARCHEOLOGICAL SITES.
- 11- THERE ARE NO ENDANGERED SPECIES HABITATS.
- 12- THERE ARE NO HAZARDOUS MATERIALS SITES.
- 13- THERE ARE NO HISTORIC SITES.

14- ADPI = 438 TRIP/LOT x 174 LOTS = 936

- 15- NO CONSTRUCTION WILL OCCUR WITHIN TIDAL WETLANDS.
- 16- EXISTING BLDGS. WITHIN MOBILE HOME AREA WILL BE REMOVED.
- 17- MAXIMUM FILL SHOWN - GRADING WILL BE ADJUSTED TO BALANCE EARTHWORK.
- 18- MINIMUM ELEVATION OF ALL MOBILE HOME SITES IS 10.4'
- 19- ALL LOTS ARE FOR LEASE.
- 20- SITE IS WITHIN CHESAPEAKE BAY CRITICAL AREA, L.D.A.
- 21- 14' HIGH STREET LIGHT AT 200' INTERVAL.
- 22- FLOOD AREA - 100 YEAR TIDAL.
- 23- LANDSCAPING PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT PRIOR TO BUILDING PERMIT APPLICATION.
- 24- AREAS CURRENTLY SIZED TO ACCOMMODATE DOUBLE WIDE UNITS ARE INDICATED ON THE PLAN.
- 25- ANY EXISTING WELLS WILL BE FILLED: IF DUG WELL, BY BACKFILLING; IF DRILLED WELL, BY REGISTERED WELL DRILLER.
- 26- NO CLEARING OR GRADING IN TIDAL MARSH AREAS.
- 27- THIS C.R.G. PLAN IS CONCEPTUAL AND SCHEMATIC AND THE ACTUAL NUMBER OF UNITS MAY VARY WITHIN THE DEVELOPMENT FORMAT INDICATED HEREON DEPENDING ON THE TYPE OF MANUFACTURED UNIT USED AND FINAL LAYOUT.
- 28- LANDSCAPE REQUIRED 2 TREES/UNIT x 174 UNITS = 348 TREES.

### WETLANDS & BUFFER NOTE:

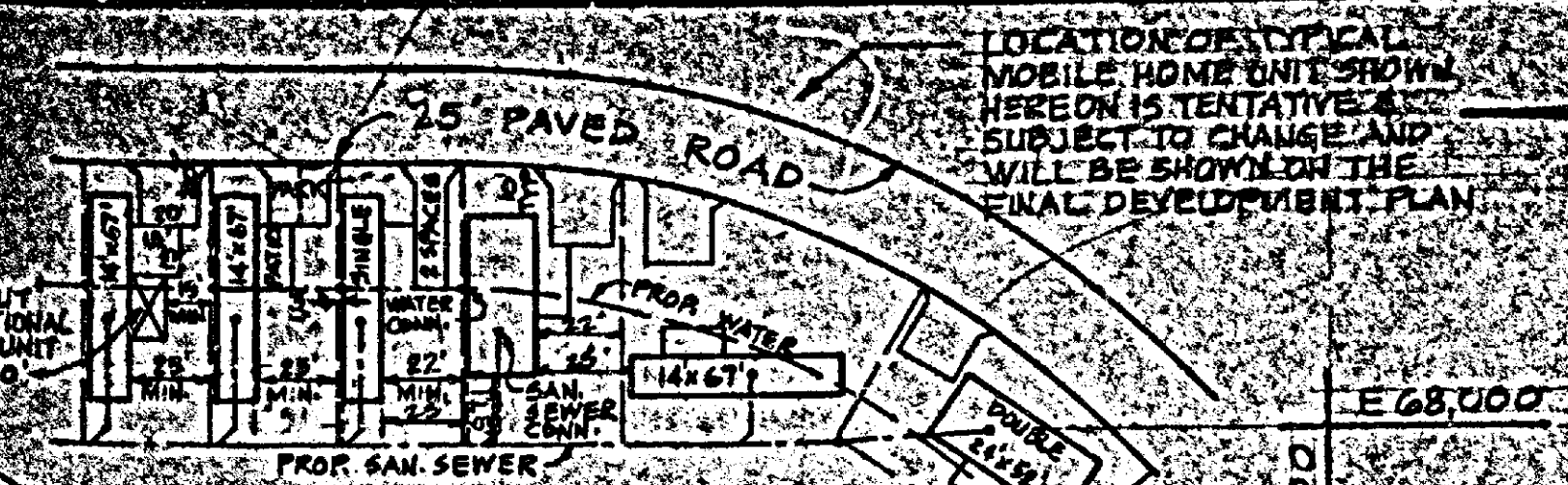
NO DISTURBANCE SUCH AS CLEARING, GRADING OR CONSTRUCTION WILL BE ALLOWED IN AREAS DESIGNATED AS WETLANDS OR BUFFERS. HEREON, EXCEPTED FOR WETLAND MITIGATION AND AFFORESTATION.

### PAVING DETAIL

William N. Boffitis P.E.  
301-391-2338

Boffitis & Associates

Civil Engineers / Land Planners / Surveyors  
1249 Englebert Rd., Baltimore, Md. 21221



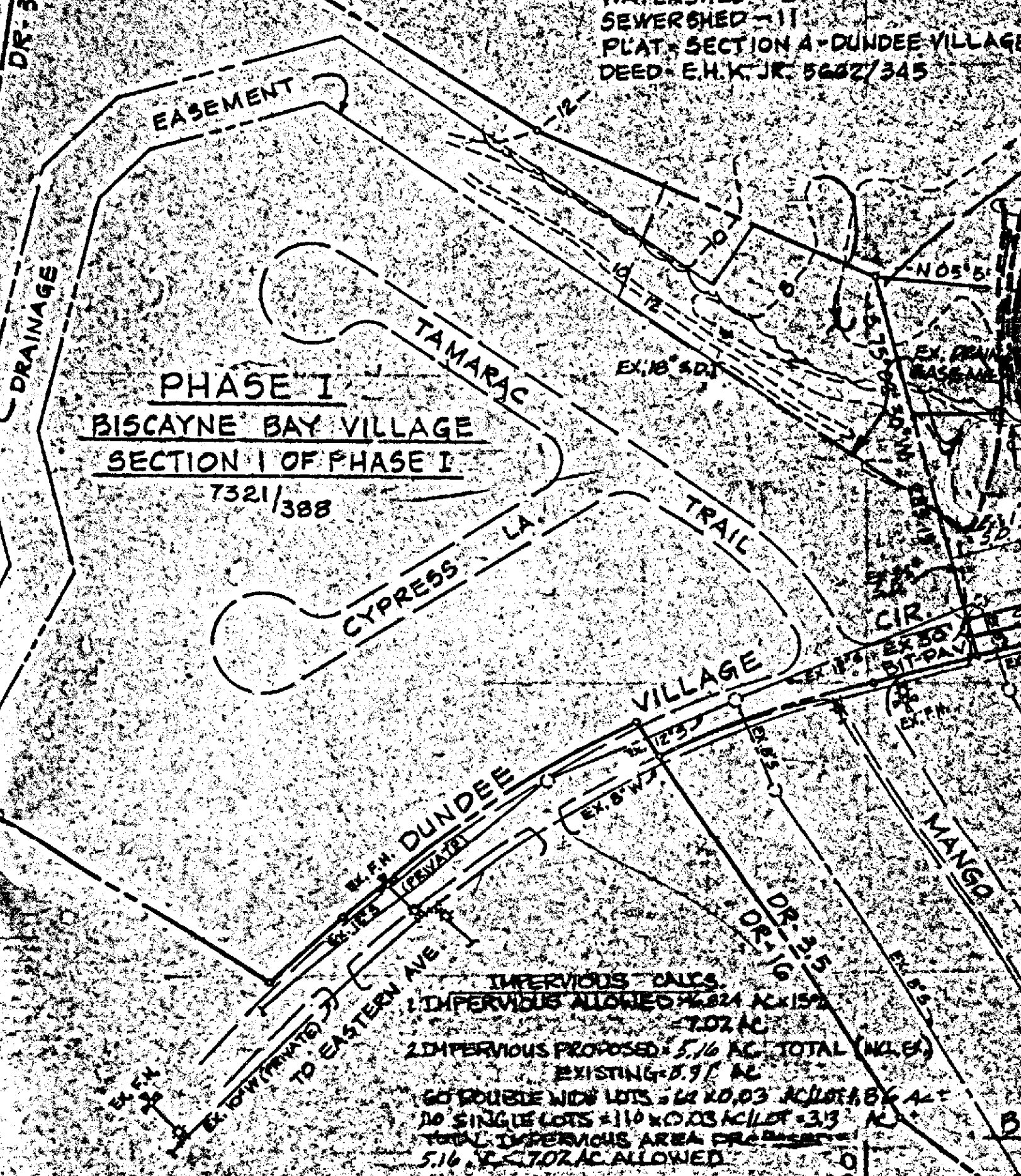
### TYPICAL MOBILE HOME SITE LAYOUT

NO SCALE

### PHASE I BISCAYNE BAY VILLAGE

#### SECTION 1 OF PHASE I

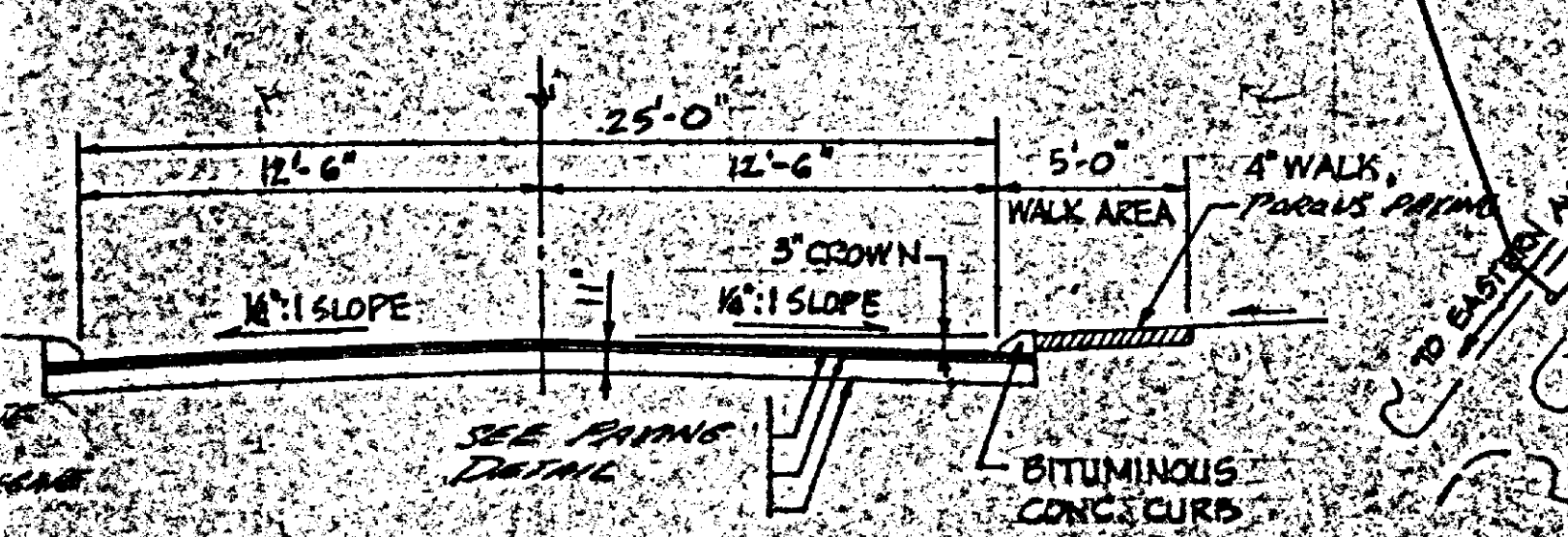
7321/388



### SOIL LIMITATIONS

SOIL	WITHOUT CASEMENT	STREET	GROUP
MIA	MODERATE	MODERATE	C
MIB	MODERATE	MODERATE	C
FA	SEVERE	SEVERE	D
SIB	SLIGHT	MODERATE	D
SHB	SLIGHT	MODERATE	D
TM	SEVERE	SEVERE	D
WDA	SLIGHT	MODERATE	C
WDB	SLIGHT	MODERATE	C
EM	SEVERE	SEVERE	D

NOT DISTURBED BY CONSTRUCTION  
NOT REMOVING AS WETLAND  
ROAD SECTION TO BE DETERMINED BY SOILS ENGINEER  
UNSATURABLE MATERIAL TO BE EXCAVATED & UNDERDRAINS  
INSTALLED WHERE REQUIRED  
SOILS ENGINEER TO BE CONSULTED ON ANY FOOTINGS DESIGN

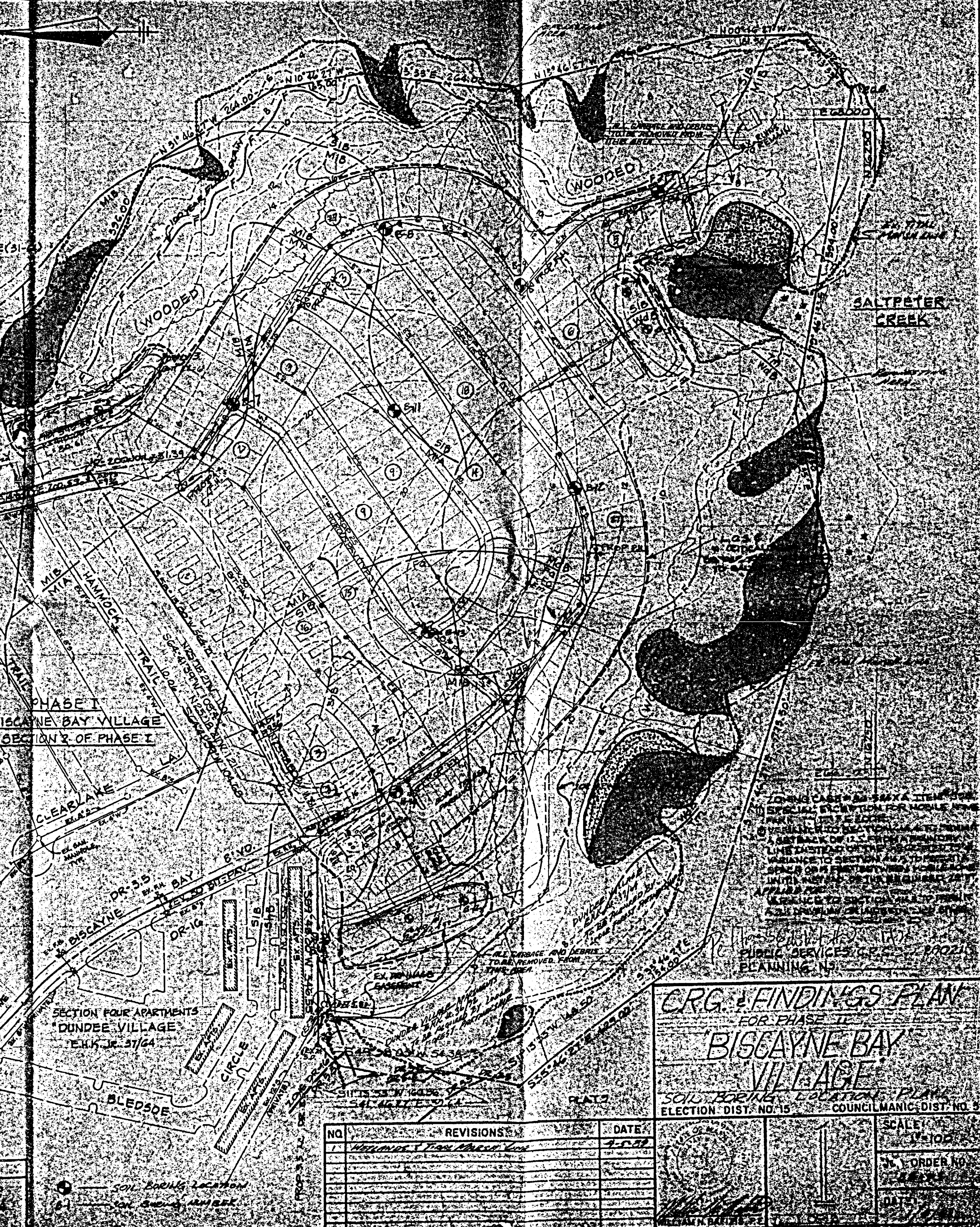


### TYPICAL ROAD SECTION

(30' PAVING)

NO SCALE

OWNER	DEVELOPER
LODGE FOREST PARTNERSHIP 110 WEST ROAD TOWSON, MD. 21204 321-6436	JAMES E. KNOTT DEVELOPMENT CORP. 110 WEST ROAD TOWSON, MD. 21204 321-6436



### CRG FINDINGS PLAN

FOR PHASE I

BISCAYNE BAY VILLAGE

SOIL BORING LOCATION PLAN

ELECTION DIST. NO. 15 COUNCILMANIC DIST. NO. 5

NO.	REVISIONS	DATE
1	REVISIONS	4-5-82

SCALE	ORDER NO.	DATE
1" = 100'		



# Afforestation

- Afforestation area depicted to be planted with 3" or seedlings at a density of 2 seedlings / 100 sq. ft.
- Seedlings to be an equal mix of:
  - Green Ash (*Fraxinus pennsylvanica*)
  - Bottlebrush (*Quercus phellos*)
  - Sycamore (*Platanus occidentalis*)
  - Red Maple (*Acer rubrum*)
- Planting hole, planting, backfill, watering, care and replacement shall be in accord with MD SNA 214, 8900. Section 703, except that backfill amendments may consist of peat humus or other approved amendment.

## Landscape Planting

- Required Planting in accord with Sec. V (mobile home), and Sec. IX (landscape side), Baltimore County Landscape Manual.
- Required trees: 170  
 30% evergreen: 51  
 70% deciduous: 119
- All nursery stock shall conform to "American Standards for Nursery Stock", ANSI Z60.1, latest ed. as.
- Specifications to conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area".

## Plant List

Species	Size	Quantity	Remarks
Willow Oak ( <i>Quercus phellos</i> )	2 - 3 1/2"	119	B & D
Am. Arborvitae ( <i>Thuja occidentalis nigra</i> )	4-5"	51	B & D

## NOTES:

- FOR EXISTING & PROPOSED GRADES, & UTILITIES SEE S.H.I. CRG PLAN
- WOODLAND TO BE REMOVED BY DEVELOPMENT/GRADING: 1.20 AC.
- AREA TO BE AFFORESTED: 4.03 AC.

I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines, and ordinances.

Applicant

Date



Baftis & Associates

William N. Baftis, P.E.  
301-391-2336

Civil Engineers / Land Planners / Surveyors  
1249 Englebert Rd., Baltimore, Md. 21221

## LEGEND

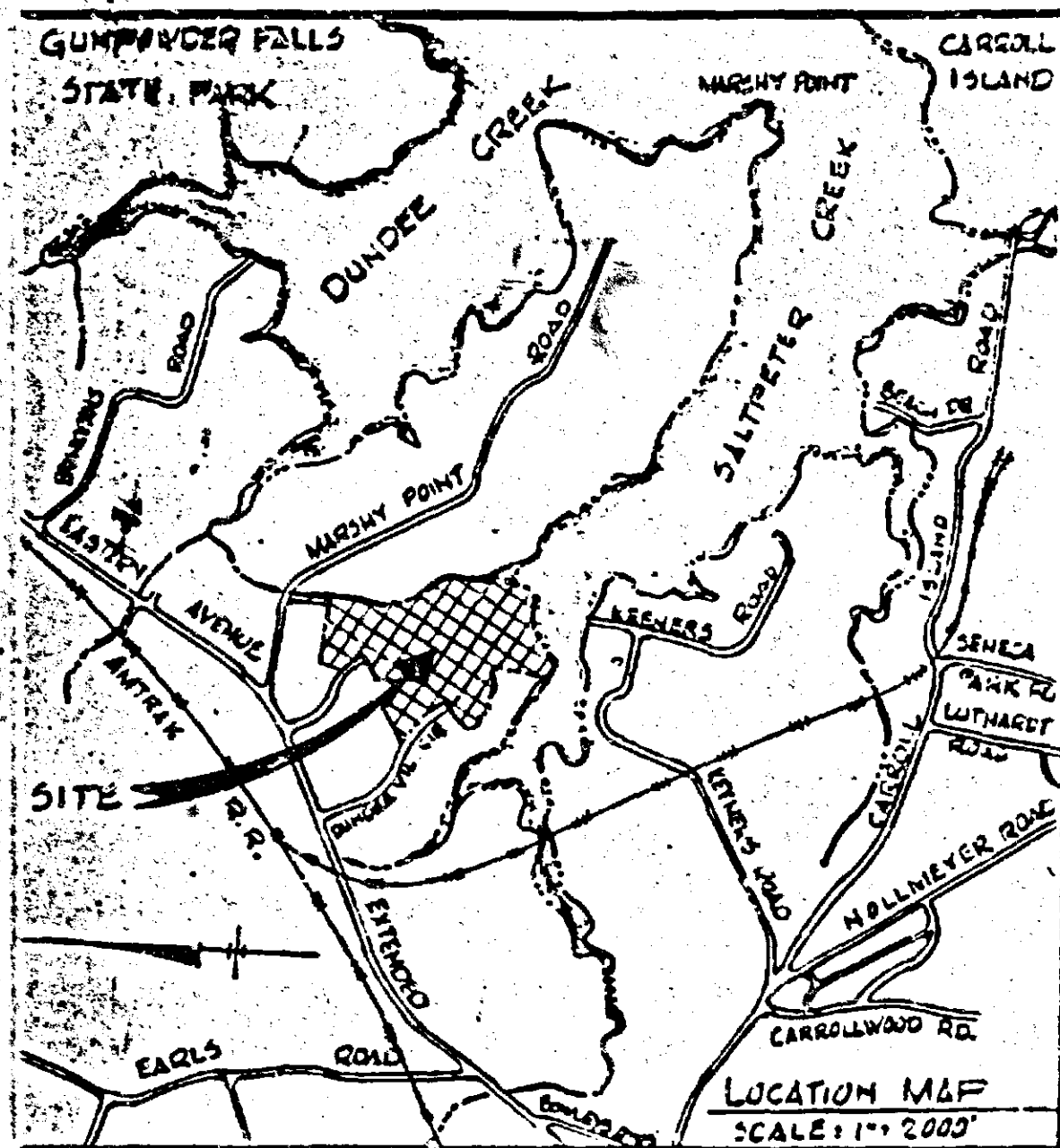
- EXISTING WOODLAND
- EXISTING WOODLAND REMOVED BY DEVELOPMENT
- AFFORESTATION AREA
- STORMWATER INFILTRATION BASIN
- TIDAL SHORELINE
- UPLAND WETLAND
- SCREEN PLANTING
- MANMADE MITIGATING WETLANDS

CRG FINDINGS PLAN  
FOR  
BISCAYNE BAY  
VILLAGE

ELECTION DISTRICT 11		COUNCILMAN DISTRICT 11	
2		2	
DATE: 11/1/87		DATE: 11/1/87	

NO.	REVISIONS	DATE
1	Initial Design	11/1/87
2	Final Design	11/1/87
3		
4		
5		
6		
7		
8		
9		
10		

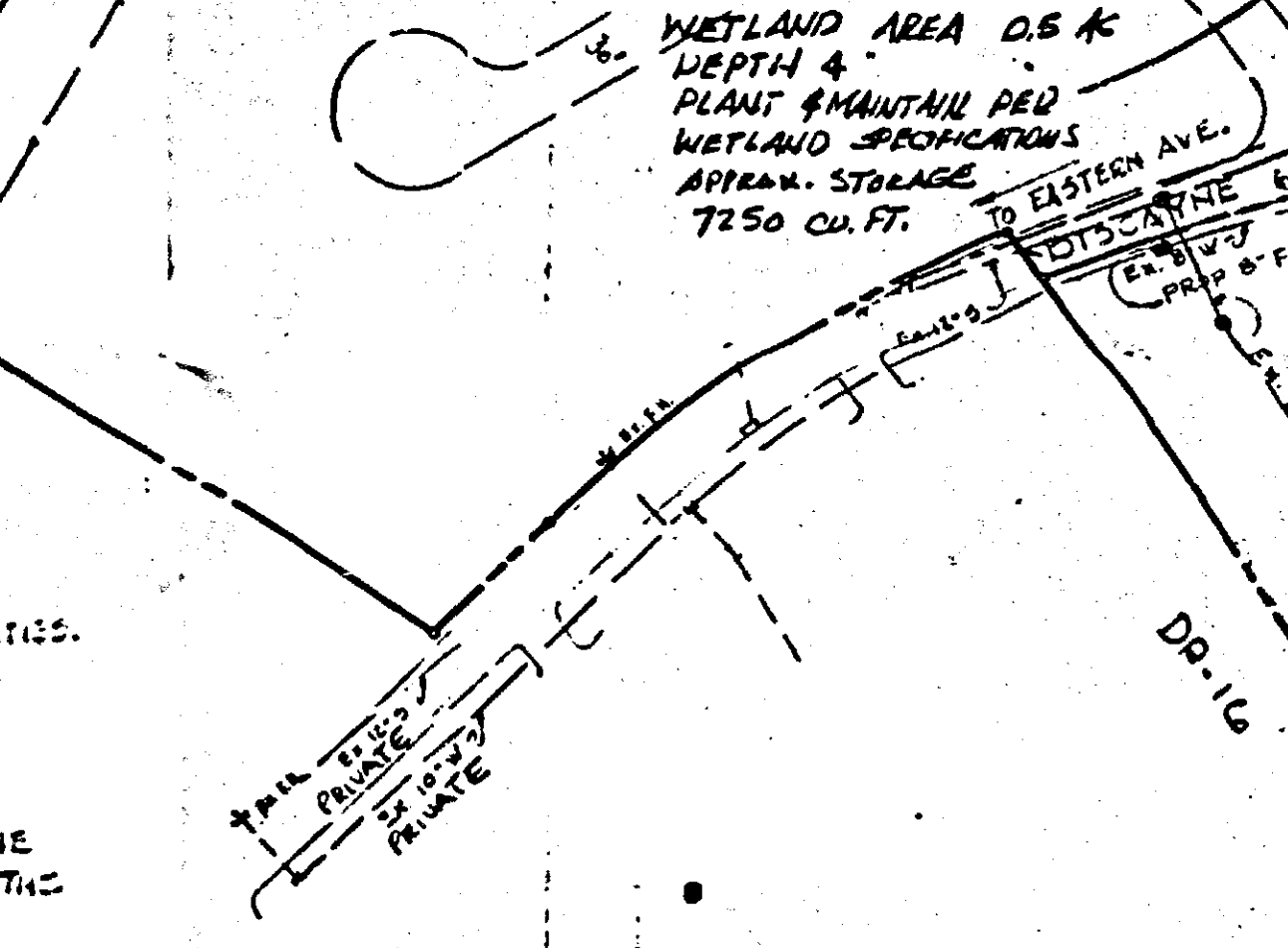
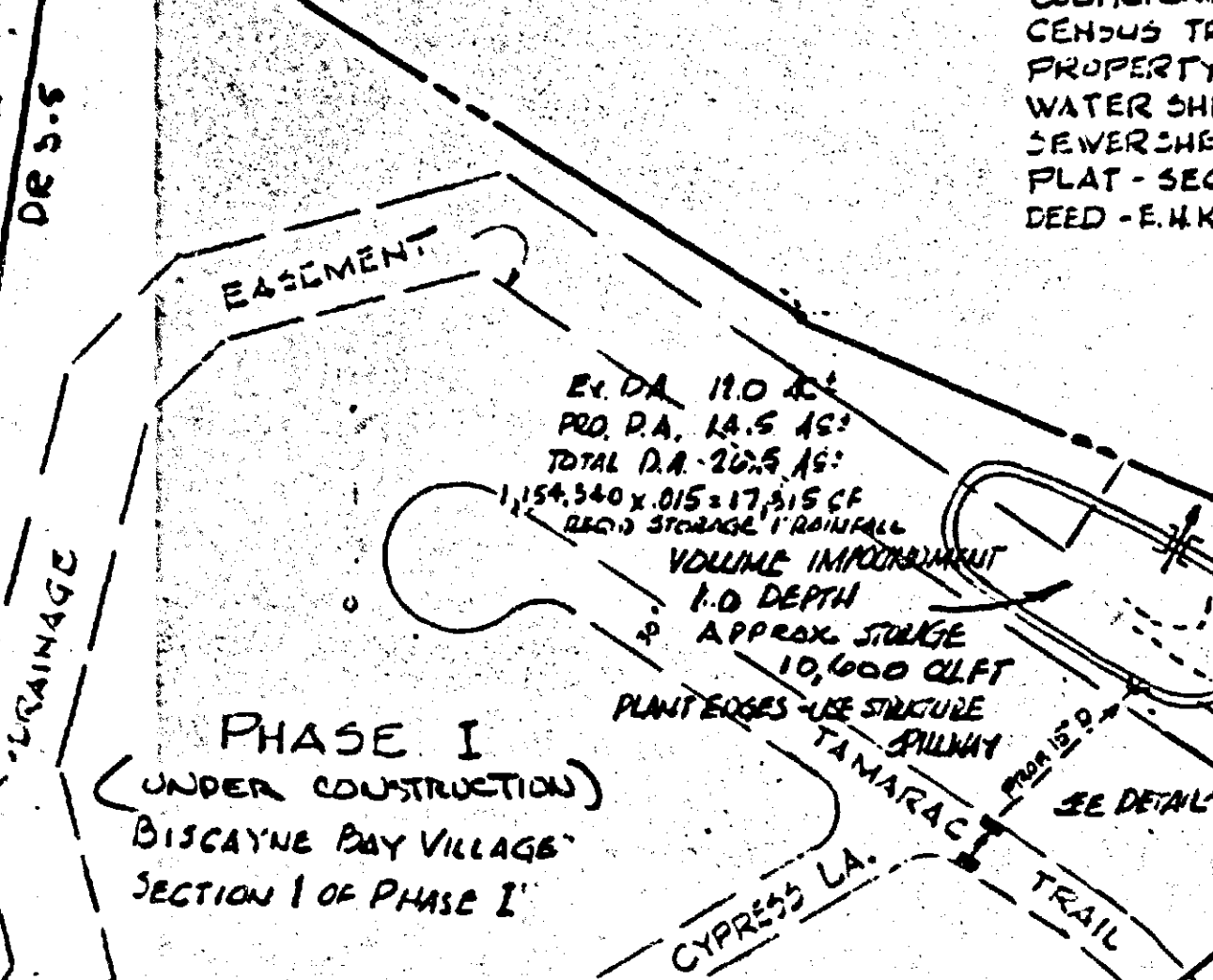
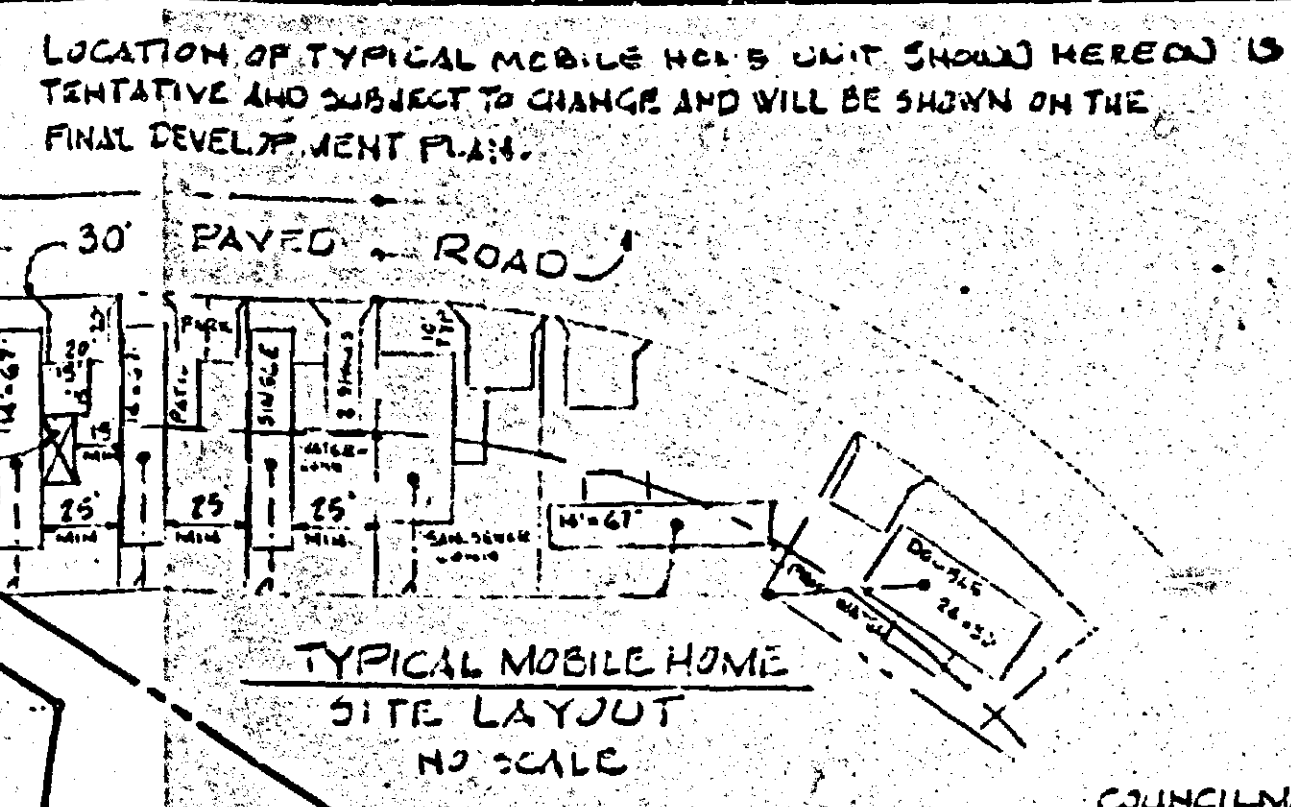




ACRES (GROSS)	PHASE I	PHASE II	TOTAL	REMARKS
20.890	47.962	68.952		
DR. 3.5	DR. 3.5	DR. 3.5		
106	130	230		
1.582	1.74	3.32		
1.582	1.74	3.32		
212	260	472		
212	260	472		

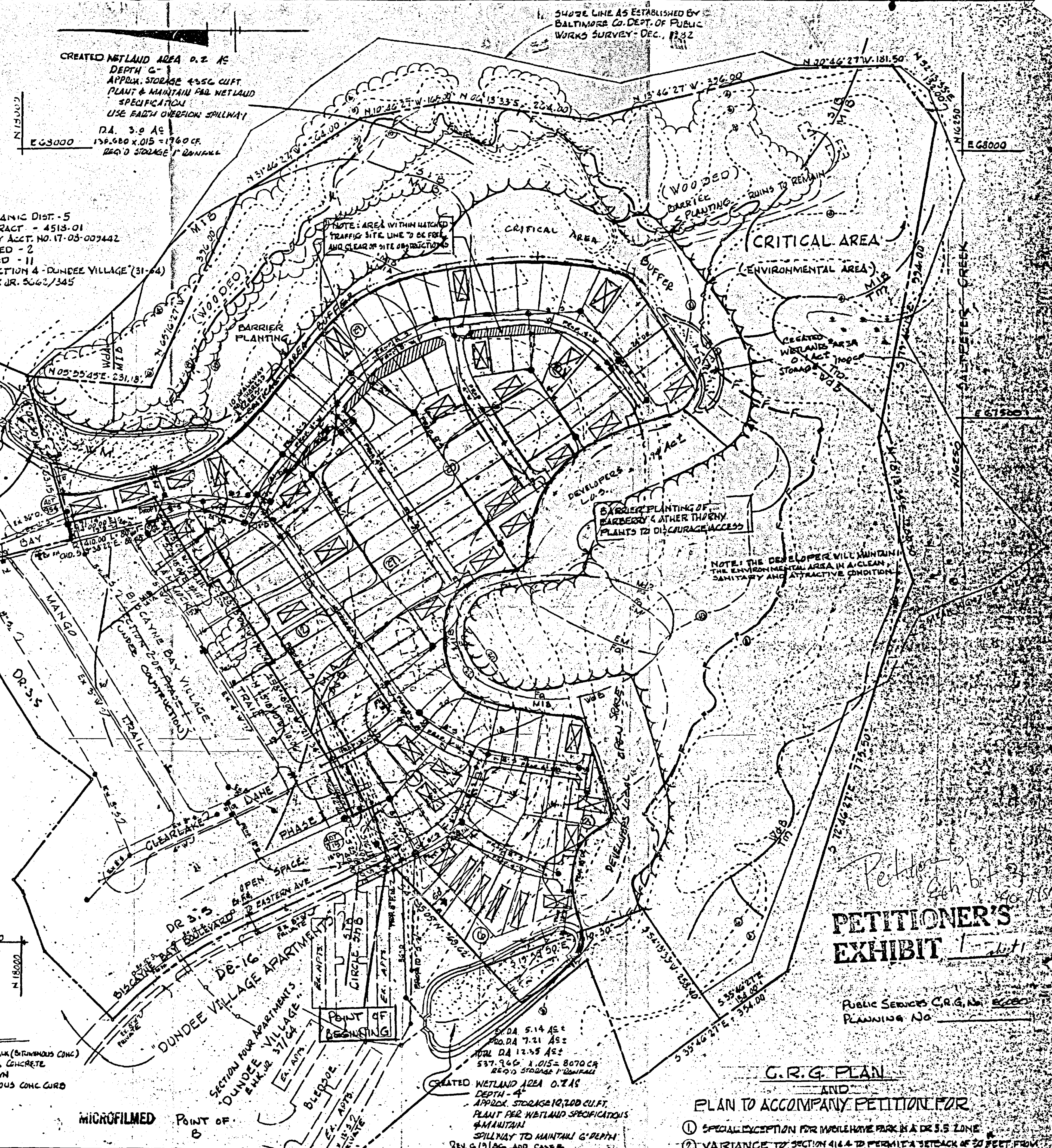
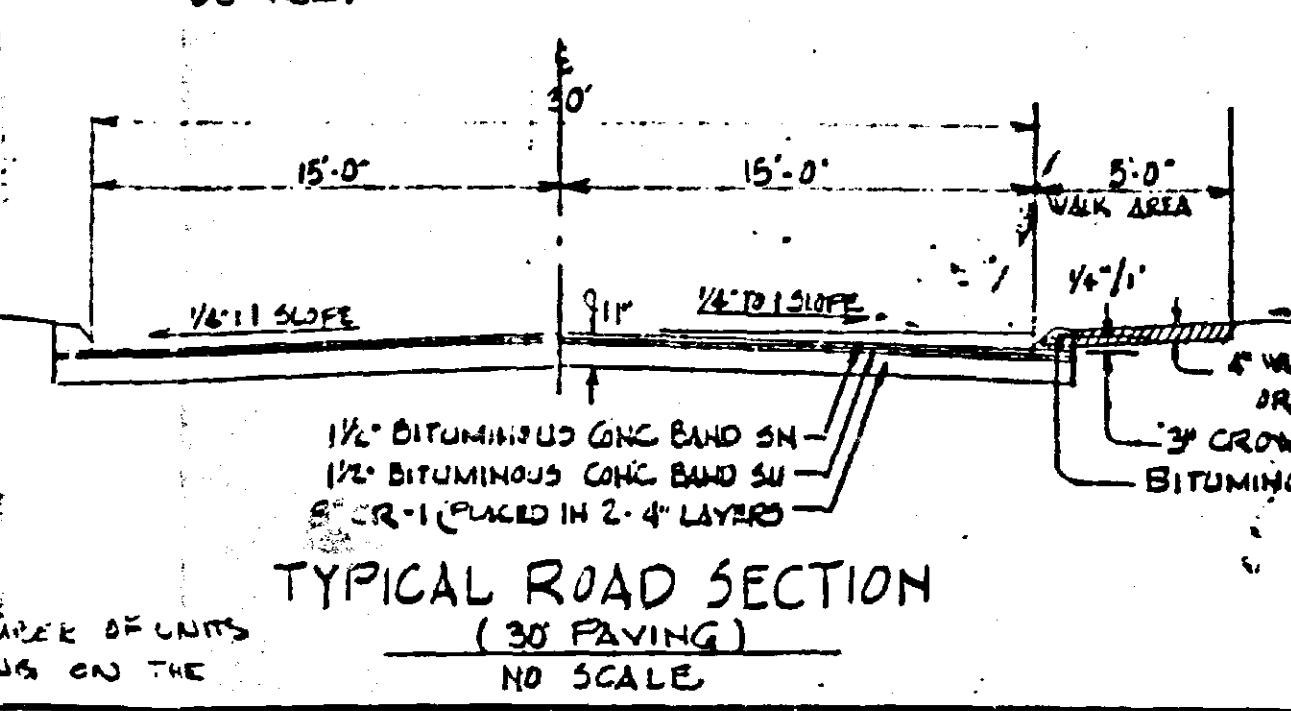
PHASE I - GRANTED SPECIAL EXCEPTION FOR MOBILE HOME PARK WITH 106 MOBILE HOMES - SEE BOARD OF APPEALS CASE NO. CR 83-571A GRANTED 8/1/84.  
 \*\* INCLUDES 1.748 ACRES DRAINAGE EASEMENT.

- NOTES**
1. THERE WILL BE APPROXIMATELY 90 DOUBLE-WIDE UNITS AND 100 SINGLE-WIDE UNITS (WITH OR WITHOUT TIP-OUTS).
  2. MINIMUM LOT SIZE: 3000 SQUARE FEET.
  3. ALL MOBILE HOME SITES SHALL ADJUT AN UNOBSTRUCTED 30' WIDE PAVED HARD SURFACED ROADWAY WHICH SHALL BE ADEQUATELY ILLUMINATED.
  4. ALL MOBILE HOMES SHALL HAVE A MINIMUM DISTANCE OF 15' BETWEEN THEM.
  5. ALL INTERIOR ROADS ARE PRIVATE.
  6. ALL MOBILE HOMES SHALL BE CONNECTED TO SEWER, WATER AND ELECTRIC FACILITIES.
  7. ALL ON-SITE UTILITIES ARE PRIVATE.
  8. EACH MOBILE HOME SITE SHALL HAVE A PAVED (BITUMINOUS CONCRETE) 2 CAR PARKING PAD 20' x 20'.
  9. THE MOBILE HOME PARK IS SUBJECT TO REGULATIONS AND REQUIREMENTS OF THE BALTIMORE COUNTY HEALTH DEPT. AND WRITTEN APPROVAL WILL BE OBTAINED FROM THE BALTIMORE COUNTY HEALTH DEPT. BEFORE A BUILDING PERMIT IS ISSUED.
  10. SITE IS EXEMPT FROM STORM WATER MANAGEMENT. (SEE LETTER DATED 5/18/84 FROM R. H. MORTON)
  11. SITE IS WITHIN CRITICAL AREA.
  12. THERE ARE NO ARCHEOLOGICAL SITES.
  13. THERE ARE NO ENDANGERED SPECIES HABITATS.
  14. THERE ARE NO HAZARDOUS MATERIALS SITES.
  15. THERE ARE NO HISTORIC SITES.
  16. SITE IS 10% WOODED, 47% GRADED FOR APARTMENT BLDGS AND 43% OLD FARM.
  17. NO CONSTRUCTION WILL OCCUR WITHIN TIDAL WETLANDS.
  18. EXISTING BLDGS WITHIN MOBILE HOME AREA WILL BE REMOVED.
  19. MAXIMUM FILL SHOWN - GRADING WILL BE ADJUSTED TO BALANCE EARTHWORK.
  20. MINIMUM ELEVATION OF ALL MOBILE HOME SITES WILL BE 10.4'.
  21. ALL LOTS ARE FOR LEASE.
  22. SITE IS WITHIN CHESAPEAKE BAY CRITICAL AREA.
  23. 4' - 14' STREET LIGHT AT 200' INTERVAL.
  24. - F - FLOOD AREA - 100 YEAR TIDAL.
  25. LANDSCAPING PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT.
  26. PRIOR TO BUILDING PERMIT APPLICATION.
  27. AREAS CURRENTLY SIZED TO ACCOMMODATE DOUBLE-WIDE UNITS ARE INDICATED ON THE PLAN.
  28. ANY EXISTING WELLS WILL BE FILLED: IF DUG WELL BY BACKFILLING; IF DRILLED WELL BY REGISTERED WELL DRILLER. ANY SEPTIC SYSTEMS WILL BE PUMPED OUT AND BACKFILLED.
  29. NO CLEARING OR GRADING IN FALLS ON OR ELTON SOILS OR IN TIDAL MARSH AREA.
  30. THIS IS A CONCEPTUAL AND SCHEMATIC AND THE ACTUAL NUMBER OF UNITS MAY VARY WITHIN THE DOCUMENT FORWANT INDICATED HEREON DEPENDING ON THE TYPE OF UNITS USED AND FINAL LAYOUT.



SOIL	WITHOUT EASEMENT	STREET	GROUP
M. A	MODERATE	MODERATE	C
M. S	MODERATE	MODERATE	C
F. A	SEVERE	SEVERE	D
S. B	SLIGHT	MODERATE	B
S. D	SLIGHT	MODERATE	B
T. D	SEVERE	SEVERE	D
W. A	SLIGHT	MODERATE	C
W. B	SLIGHT	MODERATE	C
E. A	SEVERE	SEVERE	D

\* NOT DISTURBED BY CONSTRUCTION  
 ROAD SECTION TO BE DETERMINED BY SOILS ENG.  
 UNSUITABLE MATERIAL TO BE EXCAVATED AND UNDERDRAINS  
 INSTALLED WHERE REQUIRED.  
 SOILS ENG. TO BE CONSULTED ON ANY FOOTINGS E.G. 6500  
 DESIGN.



<b>GEORGE W. STEPHENS, JR. &amp; ASSOCIATES, INC.</b> ENGINEERS 303 ALLEGHENY AVENUE - TOWSON, MARYLAND 21204 (410) 328-1111	<b>OWNER</b> LODGE FOREST PARTNERSHIP 110 WEST ROAD - TOWSON, MARYLAND 21204 321-6433	<b>DEVELOPER</b> JAMES F. KNOTT DEVELOPMENT CORP. 110 WEST ROAD - TOWSON, MARYLAND 21204 321-6436
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**PETITIONER'S EXHIBIT**

Public Services C.R.G. No. 8200  
 Planning No. 8200

**C.R.G. PLAN**

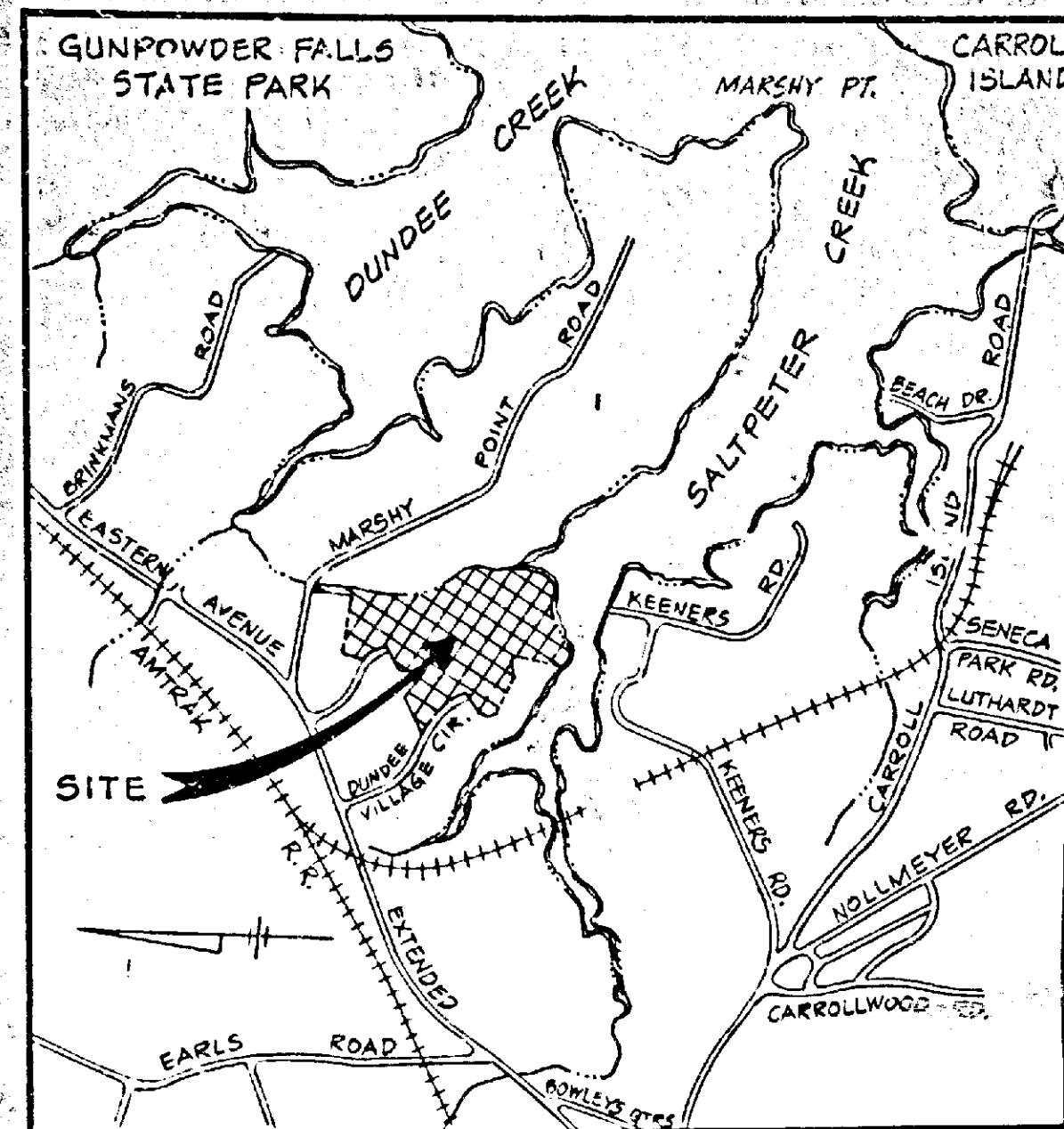
**PLAN TO ACCOMPANY PETITION FOR**

1. SPECIAL EXCEPTION FOR MOBILE HOME PARK IN A DR. 3.5 ZONE.
2. VARIANCE TO SECTION 411.4 TO PERMIT A SETBACK OF 20 FEET FROM THE EXISTING CRITICAL AREA LINE TO THE PROPOSED MOBILE HOME PARK INSTEAD OF THE REQUIRED 25 FEET (SEE BALTIMORE COUNTY ZONING ORDINANCE).

**PHASE II**

**BISCAYNE BAY VILLAGE**  
 15 TH ELECTION DISTRICT - BALTIMORE COUNTY MD





# LOCATION MAP

SCALE: 1"=2,000'

DESCRIPTION	PHASE I	REMARKS
ACRES (GROSS NET)	46.824	115% TACK IN RE ALONG
ZONING	R35.55(16)	115% TACK IN RE ALONG
PROP. NO. MOBILE HOMES	172	115% TACK IN RE ALONG
OPEN SPACE REQ'D	25742	115% TACK IN RE ALONG
OPEN SPACE PROVIDED	26663	115% TACK IN RE ALONG
PARKING REQUIRED	344	115% TACK IN RE ALONG
PARKING PROVIDED	344	115% TACK IN RE ALONG

## NOTES:

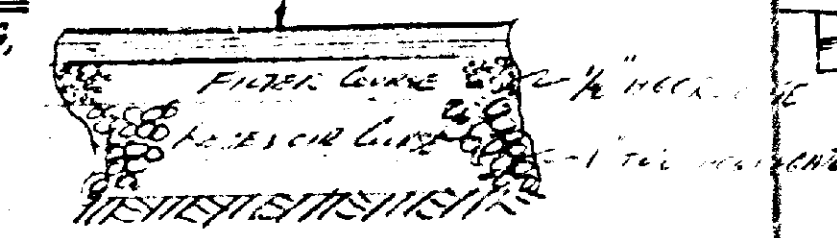
- 1- THERE WILL BE APPROXIMATELY 60 DOUBLE WIDE UNITS AND 110 SINGLE WIDE UNITS (WITH OR WITHOUT T-OUTS)
- 2- MINIMUM LOT SIZE: 3000 SQUARE FEET
- 3- ALL MOBILE HOME SITES SHALL BE AN UNOBSTRUCTED 25' WIDE PAVED HARD SURFACED ROADWAY WHICH SHALL BE ADEQUATELY ILLUMINATED.
- 4- ALL MOBILE HOMES SHALL HAVE A MINIMUM DISTANCE OF 15' BETWEEN THEM.
- 5- ALL INTERIOR ROADS ARE PRIVATE.
- 6- ALL MOBILE HOMES SHALL BE CONNECTED TO WATER, SEWER AND ELECTRIC FACILITIES.
- 7- ALL ON-SITE UTILITIES ARE PRIVATE.
- 8- EACH MOBILE HOME SITE SHALL HAVE A PAVED (BITUMINOUS PAVEMENT) TWO CAR PARKING PAD 20' X 20'.
- 9- THE MOBILE HOME PARK IS SUBJECT TO REGULATIONS AND REQUIREMENTS OF THE BALTIMORE COUNTY HEALTH DEPT. AND WRITTEN APPROVAL WILL BE OBTAINED FROM THE BALTIMORE COUNTY HEALTH DEPT. BEFORE A BUILDING PERMIT IS ISSUED.

- 10- THERE ARE NO ARCHEOLOGICAL SITES.
- 11- THERE ARE NO ENDANGERED SPECIES HABITATS.
- 12- THERE ARE NO HAZARDOUS MATERIALS SITES.
- 13- THERE ARE NO HISTORIC SITES.

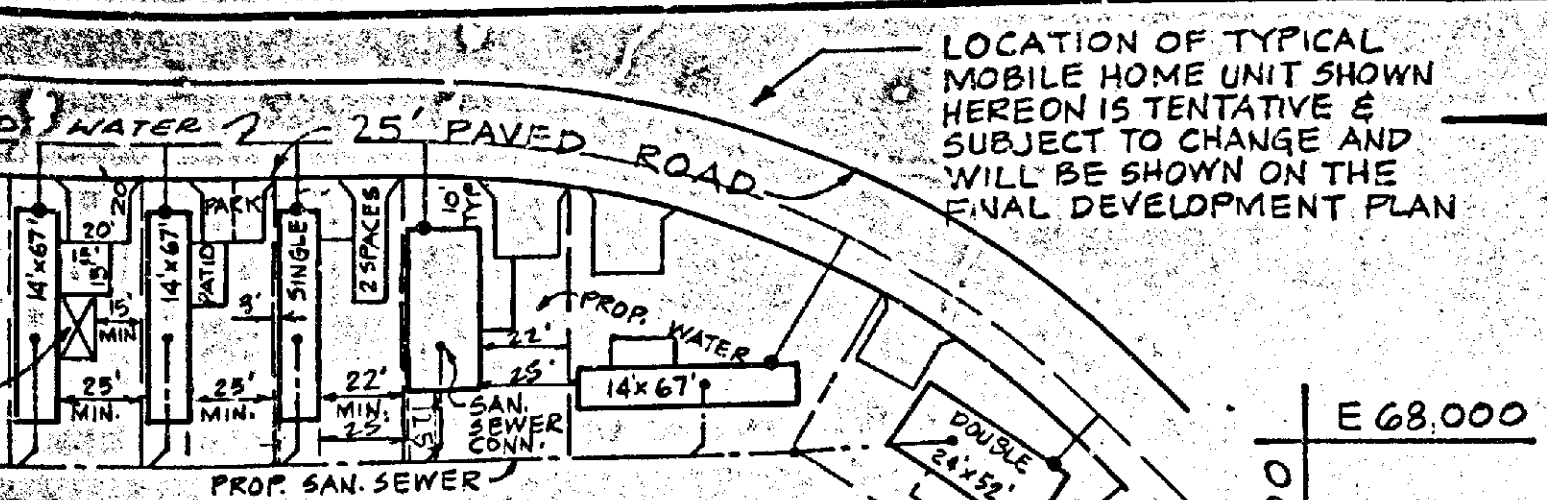
14- ADT = 5,38 TRIP/LOT X 172 LOTS = 926

- 15- NO CONSTRUCTION WILL OCCUR WITHIN TIDAL WETLANDS EXCEPT WETLAND CONSTRUCTION.
- 16- EXISTING BLDGS. WITHIN MOBILE HOME AREA WILL BE REMOVED.
- 17- MAXIMUM FILL SHOWN - GRADE WILL BE ADJUSTED TO BALANCE EARTHWORK.
- 18- MINIMUM ELEVATION OF ALL MOBILE HOME FIRST FLOORS SHALL BE 2'.
- 19- ALL LOTS ARE FOR LEASE.
- 20- SITE IS WITHIN CHESAPEAKE BAY CRITICAL AREA. L.D.A.
- 21- 14" HIGH STREET LIGHT AT 200' INTERVAL.
- 22- FLOOD AREA - 100 YEAR TIDAL.
- 23- LANDSCAPING PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT PRIOR TO BUILDING PERMIT APPLICATION.
- 24- AREAS CURRENTLY SIZED TO ACCOMMODATE DOUBLE WIDE UNITS ARE INDICATED ON THE PLAN.
- 25- ANY EXISTING WELLS WILL BE FILLED: IF DUG WELL, BY BACKFILLING; IF DRILLED WELL, BY REGISTERED WELL DRILLER.
- 26- NO CLEARING OR GRADING IN TIDAL MARSH AREAS.
- 27- THIS C.R.G. PLAN IS CONCEPTUAL AND SCHEMATIC AND THE ACTUAL NUMBER OF UNITS MAY VARY WITHIN THE DEVELOPMENT FORMAT INDICATED HEREON DEPENDING ON THE TYPE OF MANUFACTURED UNIT USED AND FINAL LAYOUT.
- 28- LANDSCAPE REQUIRED 2 TREES/UNIT X 172 UNITS = 344 TREES.
- 29- 10' X 10' STORM WATER MANAGEMENT SHALL BE PROVIDED (PER ASSESSMENT).

**WETLANDS & BUFFER NOTE:**  
NO DISTURBANCE SUCH AS CLEARING, GRADING OR CONSTRUCTION WILL BE ALLOWED IN AREAS DESIGNATED AS WETLANDS OR BUFFERS HEREON. EXCEPTED FOR WETLAND MITIGATION AND AFForestation.



TYPICAL ROAD SECTION (30 PAVING) NO SCALE



TYPICAL MOBILE HOME SITE LAYOUT NO SCALE

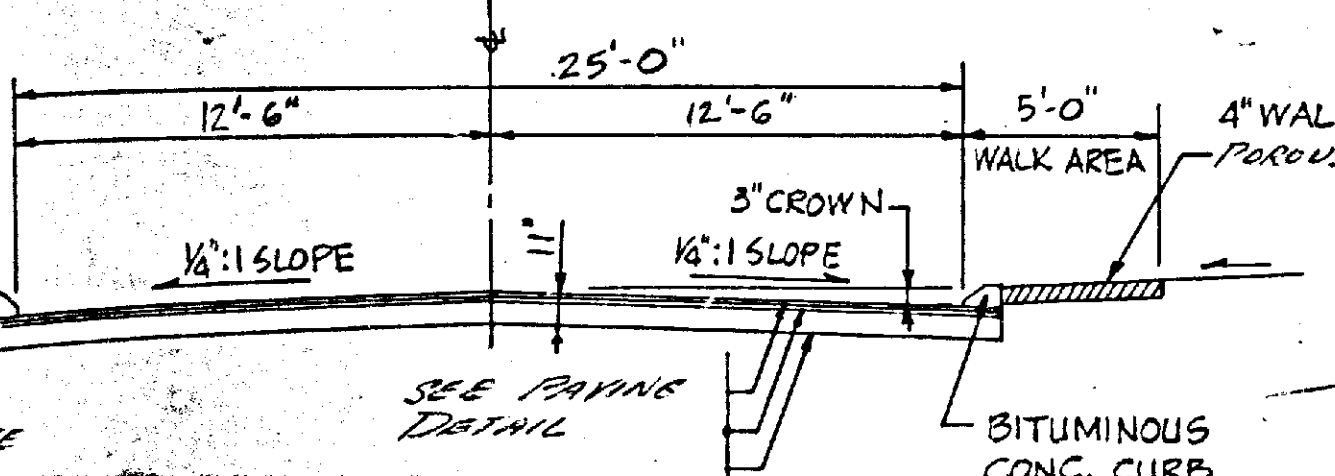
BALTO. COUNTY NATURAL ENVIRONMENTAL 6498/097  
COUNCILMANIC DIST. - 5  
CENSUS TRACT - 4518.01  
PROPERTY ACCT. NO. 17-08-009442  
WATERSHED - 2  
SEWERSHED - 11  
PLAT - SECTION 4 - DUNDEE VILLAGE (31-6)  
DEED - E.H.K. JR. 5662/345

## PHASE I BISCAYNE BAY VILLAGE SECTION I OF PHASE I

7321/388A

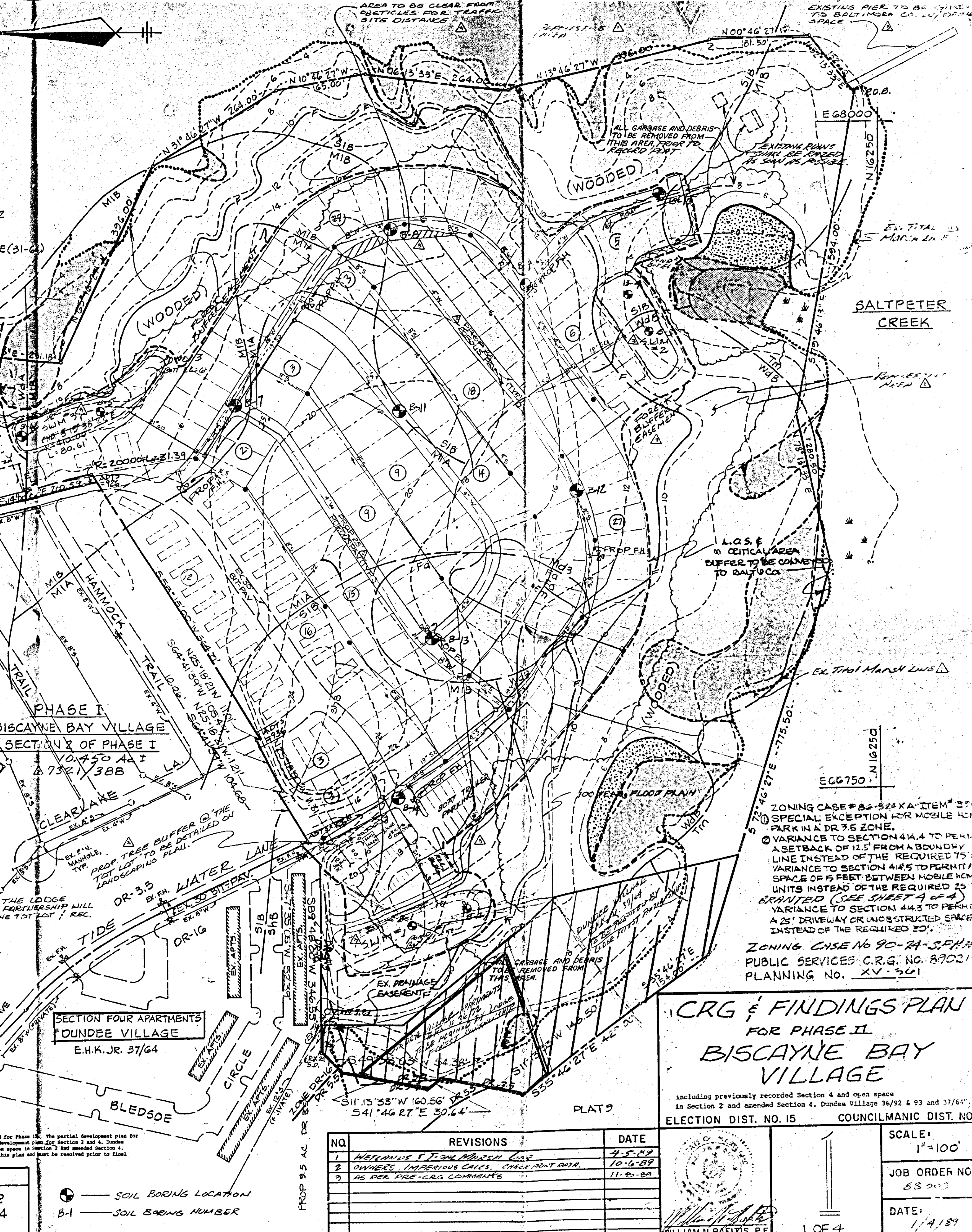
SOIL	WITHOUT BASEMENT	STREET	GROUP
MIA	MODERATE	MODERATE	C
MIB	MODERATE	MODERATE	C
Fa	SEVERE	SEVERE	D
SIB	SLIGHT	MODERATE	B
SHD	SLIGHT	MODERATE	B
Tm	SEVERE	SEVERE	D
WdA	SLIGHT	MODERATE	C
WdB	SLIGHT	MODERATE	C
Em	SEVERE	SEVERE	D

\* NOT DISTURBED BY CONSTRUCTION  
\* NOT FUNCTIONING AS WETLAND  
ROAD SECTION TO BE DETERMINED BY SOILS ENGINEER  
UNSATURATED MATERIAL TO BE EXCAVATED & UNDERDRAINS  
INSTALLED WHERE REQUIRED.  
SOILS ENGINEER TO BE CONSULTED ON ANY FOOTINGS DESIGN.



TYPICAL ROAD SECTION (30 PAVING) NO SCALE

OWNERS: 1. LODGE FOREST PARTNERSHIP 110 WEST RD, TOWSON MD 21204 321-4126  
2. DUNDEE VILLAGE PARTNERSHIP 510 W. CHARLES ST, BALTO. MD 21201 682-3821  
DEVELOPER/APPPLICANT: JAMES F. KNOTT DEVELOPMENT CORP. 110 WEST ROAD-TOWSON, MD. 21204 321-6436



ZONING CASE #82-524 KA ITEM #378  
SPECIAL EXCEPTION FOR MOBILE HOME PARK IN A DR 3.5 ZONE.  
VARIANCE TO SECTION 414.4 TO PERMIT A SETBACK OF 12.5' FROM A BOUNDARY LINE INSTEAD OF THE REQUIRED 75'.  
VARIANCE TO SECTION 414.5 TO PERMIT A SPACE OF 5 FEET BETWEEN MOBILE HOME UNITS INSTEAD OF THE REQUIRED 25 FT.  
GRANTED (SEE SHEET 4 OF 4)  
VARIANCE TO SECTION 414.3 TO PERMIT A 25' DRIVEWAY OR UNOBSTRUCTED SPACE INSTEAD OF THE REQUIRED 20'.  
ZONING CASE NO 90-24-SPH-4  
PUBLIC SERVICES C.R.G. NO. 87021  
PLANNING NO. XV-301

## CRG & FINDINGS PLAN FOR PHASE II BISCAYNE BAY VILLAGE

Including previously recorded Section 4 and open space in Section 2 and amended Section 4, Dundee Village 36/92 & 93 and 37/61.  
ELECTION DIST. NO. 15 COUNCILMANIC DIST. NO. 5

NO	REVISIONS	DATE
1	WETLANDS & TIDAL MARSH LINE	4-5-89
2	OWNER'S IMPERVIOUS CALC. CHECK POINT DATA	10-6-89
3	AS PER PRE-CRG COMMENTS	11-2-89

SCALE: 1"=100'  
JOB ORDER NO. 88003  
DATE: 1/4/89  
1 OF 4  
WILLIAM N. BOFITIS, P.E.

William N. Bofitis P.E.  
301-391-2336  
Bofitis & Associates  
Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Rd. Baltimore, Md. 21221



# Afforestation

- Afforestation area depicted to be planted with 2 yr. seedlings at a density of 2 seedlings / 100 sq. ft.
- Seedlings to be an equal mix of:
  - Green Ash (*Fraxinus pennsylvanica*)
  - Sweetgum (*Liquidambar styraciflua*)
  - Red Maple (*Acer rubrum*)
- Planting hole, planting, backfill, mulching, care and replacement shall be in accord with Md SHA Std. Spec. Section 702, except that backfill amendment may consist of peat humus or other approved amendment.

## Landscape Planting

- Required Planting in accord with Sec. V (mobile home), and Sec. IX (landscape site), Baltimore County Landscape Manual.
  - Required trees: 170
  - 10% evergreens: 51
  - Major deciduous: 119
- All nursery stock shall conform to "American Standards for Nursery Stock", ANSI Z60.1, latest edition.
- Specifications to conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area".

## Plant List:

Species	Size	Quantity	Remarks
Willow Oak ( <i>Quercus Phellos</i> )	2 - 2 1/2"	119	B & B
Am. Arborvitae ( <i>Thuja occidentalis</i> )	4-5'	51	B & B

## RECREATION & PARKS NOTES

- Total limit of disturbance shall be defined on Sediment Control Plans.
- Temporary boundary markers and tree protection devices shall be installed coincidentally with the limits of disturbance prior to any clearing or grading.
- Disturbance of the Open Space beyond the limits shown on the Sediment Control Plan will not be allowed without prior approval from the Department of Recreation & Parks.

## ENVIRONMENTAL NOTES

- The developer must follow the Environmental Protection and Resource Management's Wetland Guidelines.
- Streams, stream buffers and wetland should be noted on all subsequent development plans.
- A wetlands mitigation plan, reforestation plan and storm water management plan shall be submitted to Environmental Impact Review Section for review and approval prior to grading plans approval.

## WETLAND MANAGEMENT PRACTICES

- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscape: as soon as possible after final grading and maintained in such condition.
- Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticide will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- Filling will not occur in grassed or lined drainage ditches or swales.

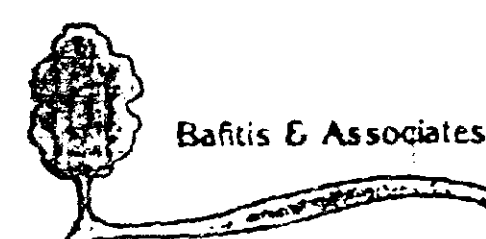
## NOTES:

- FOR EXISTING & PROPOSED GRADES & UTILITIES SEE SH-1 CRG PLAN
- WOODLAND TO BE REMOVED BY DEVELOPMENT/GRADING: 1.20 AC.
- AREA TO BE AFFORESTED: 4.03 AC.

I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines, and ordinances.

Applicant \_\_\_\_\_ date \_\_\_\_\_

William N. Bafitis, P.E.  
301-391-2336



Civil Engineers / Land Planners / Surveyors  
1249 Englebert Rd. Baltimore, Md. 21221

## LEGEND

- EXISTING WOODLAND
- EXISTING WOODLAND REMOVED BY DEVELOPMENT
- AFFORESTATION AREA
- STORMWATER INFILTRATION BASIN
- TIDAL SHORELINE
- UPLAND WETLAND
- SCREEN PLANTING
- MANMADE MITIGATING WETLANDS

E 668,000  
N 16250

TYPICAL MAJOR  
DECIDUOUS PLANTING

1" = 100'

E 66750  
N 16250

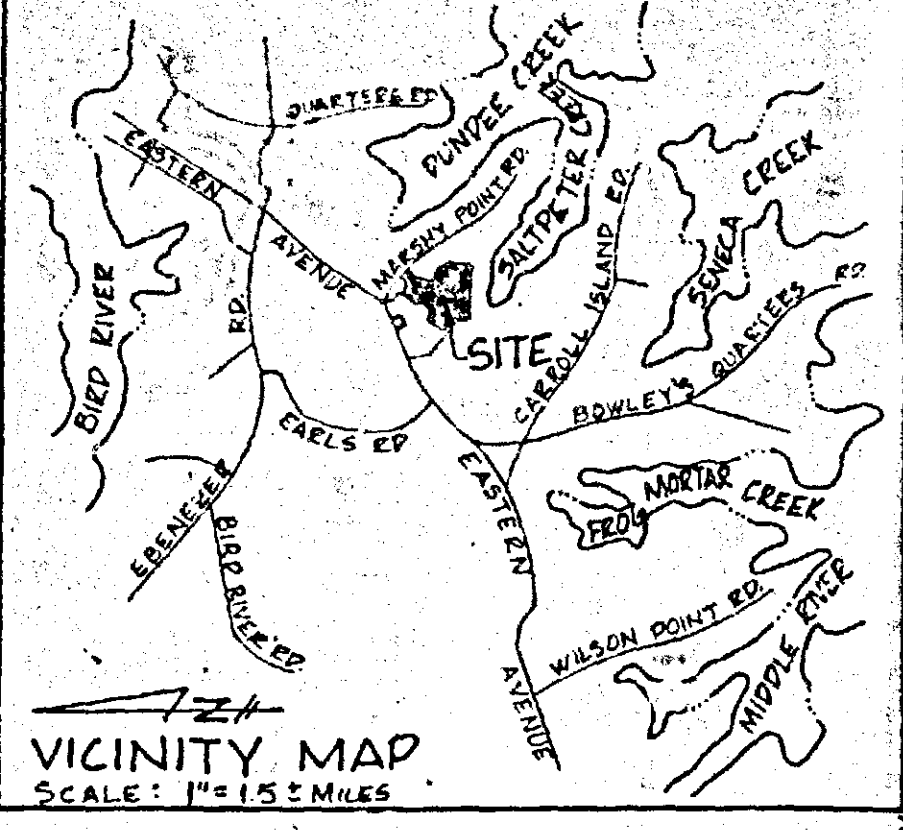
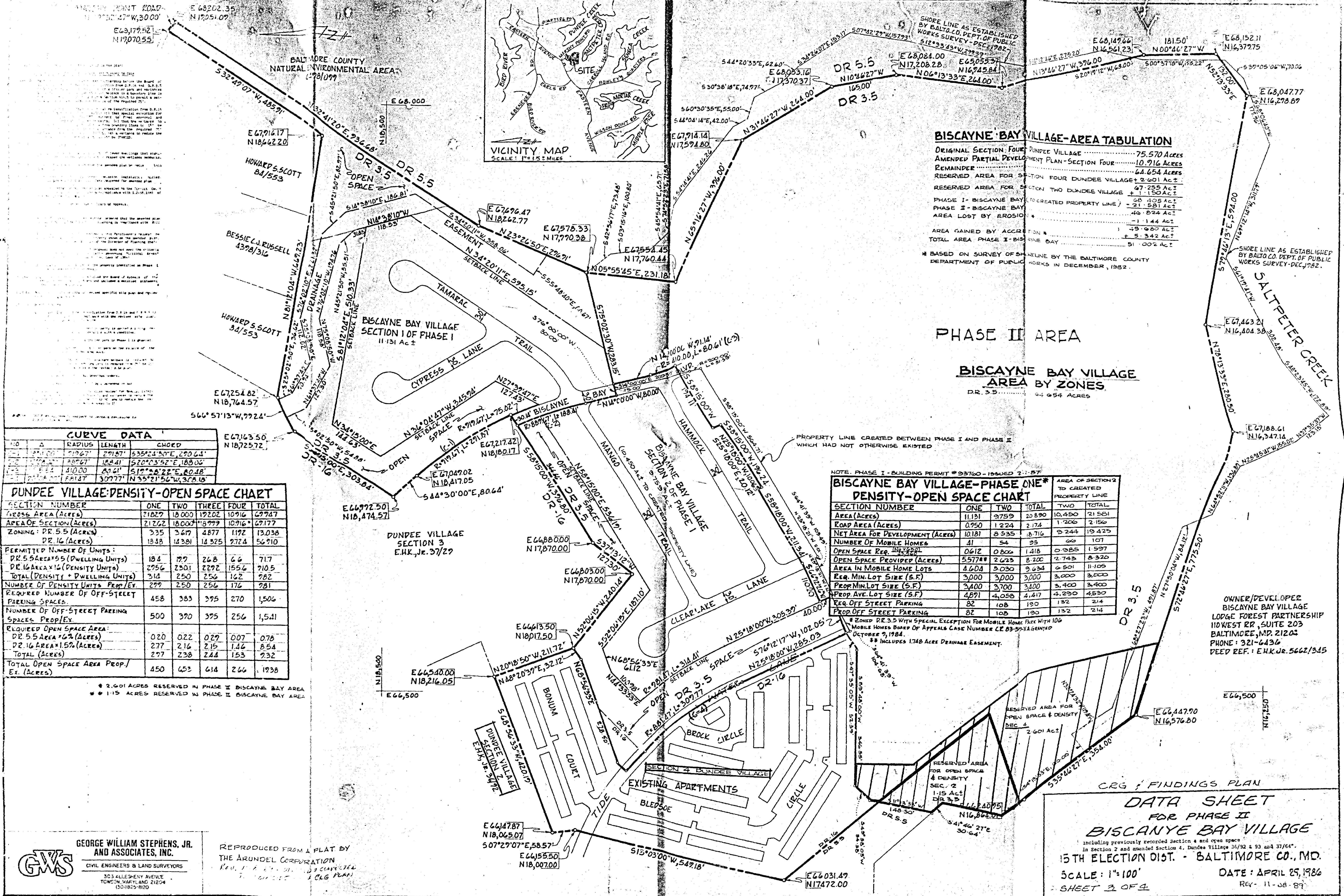
## CRG & FINDINGS PLAN FOR PHASE II BISCAYNE BAY VILLAGE

Including previously recorded Section 4 and Open Space  
in Section 2 and amended Section 4, Dundee Village 36, 92 & 93 and 37/64".  
ELECTION DISTRICT 15 COUNCILMANIC DISTRICT 2

	<h1>2</h1>	SCALE 1" = 100'
		JOB ORDER NO. 88003
DATE 7/14/89		2 OF 4

NO	REVISIONS	DATE
1	WETLANDS & TIDAL MARSH LINE	7-15-89
2	AFFORESTATION AREA (AS PER FINDINGS PLAN)	10-6-89
3	AS PER PRE-CRG COMMENTS	11-8-89





**BISCAYNE BAY VILLAGE-AREA TABULATION**

ORIGINAL SECTION FOUR DUNDEE VILLAGE	75.570 ACRES
AMENDED PARTIAL DEVELOPMENT PLAN - SECTION FOUR	10.916 ACRES
REMAINDER	64.654 ACRES
RESERVED AREA FOR SECTION FOUR DUNDEE VILLAGE	2.601 AC ±
RESERVED AREA FOR SECTION TWO DUNDEE VILLAGE	47.255 AC ±
PHASE I - BISCAYNE BAY (TO CREATED PROPERTY LINE)	68.405 AC ±
PHASE II - BISCAYNE BAY	21.581 AC ±
AREA LOST BY EROSION	46.824 AC ±
AREA GAINED BY ACCRETION	1.144 AC ±
TOTAL AREA PHASE I - BISCAYNE BAY	45.680 AC ±
TOTAL AREA PHASE II - BISCAYNE BAY	5.342 AC ±

\* BASED ON SURVEY OF SHORELINE BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS IN DECEMBER, 1982.

**PHASE II AREA**

**BISCAYNE BAY VILLAGE AREA BY ZONES**

NOTE: PHASE I - BUILDING PERMIT #93760 - ISSUED 2-2-87

BISCAYNE BAY VILLAGE-PHASE ONE* DENSITY-OPEN SPACE CHART				AREA OF SECTION 2 TO CREATED PROPERTY LINE	
SECTION NUMBER	ONE	TWO	TOTAL	TWO	TOTAL
AREA (ACRES)	11.131	9.759	20.890	10.450	21.581
ROAD AREA (ACRES)	0.750	1.224	1.974	1.206	2.156
NET AREA FOR DEVELOPMENT (ACRES)	10.381	8.535	18.916	9.244	19.425
NUMBER OF MOBILE HOMES	41	54	95	60	107
OPEN SPACE REQ. (ACRES)	0.612	0.806	1.418	0.985	1.597
OPEN SPACE PROVIDED (ACRES)	5.577**	2.623	8.200	2.743	8.320
AREA IN MOBILE HOME LOTS	4.604	5.030	9.634	4.501	11.105
REQ. MIN. LOT SIZE (S.F.)	3,000	3,000	3,000	3,000	3,000
PROG. MIN. LOT SIZE (S.F.)	3,400	3,700	3,400	3,400	3,400
PROG. AVE. LOT SIZE (S.F.)	4,871	4,058	4,417	4,290	4,530
REQ. OFF STREET PARKING	82	108	190	132	214
PROG. OFF STREET PARKING	82	105	190	132	214

\* ZONED DR 3.5 WITH SPECIAL EXCEPTION FOR MOBILE HOME PARK WITH 10% MOBILE HOMES BOARD OF APPEALS CASE NUMBER CE 83-59-1A DATED OCTOBER 2, 1984.  
\*\* INCLUDES 1748 ACRES DRAINAGE EASEMENT.

**CURVE DATA**

NO.	A	RADIUS	LENGTH	CHORD
1	1	271.67	271.67	535.24
2	2	128.41	128.41	152.03
3	3	410.00	410.00	517.22
4	4	307.77	307.77	307.77

**DUNDEE VILLAGE DENSITY-OPEN SPACE CHART**

SECTION NUMBER	ONE	TWO	THREE	FOUR	TOTAL
GROSS AREA (ACRES)	21827	18000	17202	10916	67947
AREA OF SECTION (ACRES)	21262	18000	17202	10916	67177
ZONING: DR 5.5 (ACRES)	335	367	4877	1192	13038
DR 16 (ACRES)	1838	1838	18325	2724	56910
PERMITTED NUMBER OF UNITS:					
DR 5.5 AREA * 55 (DWELLING UNITS)	184	197	268	66	717
DR 16 AREA * 16 (DENSITY UNITS)	2256	2301	2292	1556	9105
TOTAL (DENSITY + DWELLING UNITS)	314	250	256	162	982
NUMBER OF DENSITY UNITS PROP/EX	279	250	256	176	961
REQUIRED NUMBER OF OFF-STREET PARKING SPACES	458	383	395	270	1506
NUMBER OF OFF-STREET PARKING SPACES PROP/EX	500	390	395	256	1541
REQUIRED OPEN SPACE AREA:					
DR 5.5 AREA * 6% (ACRES)	020	022	029	007	078
DR 16 AREA * 15% (ACRES)	277	216	215	146	854
TOTAL (ACRES)	277	238	244	153	912
TOTAL OPEN SPACE AREA PROP/EX (ACRES)	450	633	614	266	1938

\* 2.601 ACRES RESERVED IN PHASE II BISCAYNE BAY AREA  
\*\* 1.15 ACRES RESERVED IN PHASE II BISCAYNE BAY AREA

**CRG FINDINGS PLAN**

**DATA SHEET FOR PHASE II BISCAYNE BAY VILLAGE**

Including previously recorded Section 4 and open space in Section 2 and amended Section 4, Dundee Village 36/92 & 93 and 37/64.

15TH ELECTION DIST. - BALTIMORE CO., MD.

SCALE: 1"=100'

DATE: APRIL 25, 1986

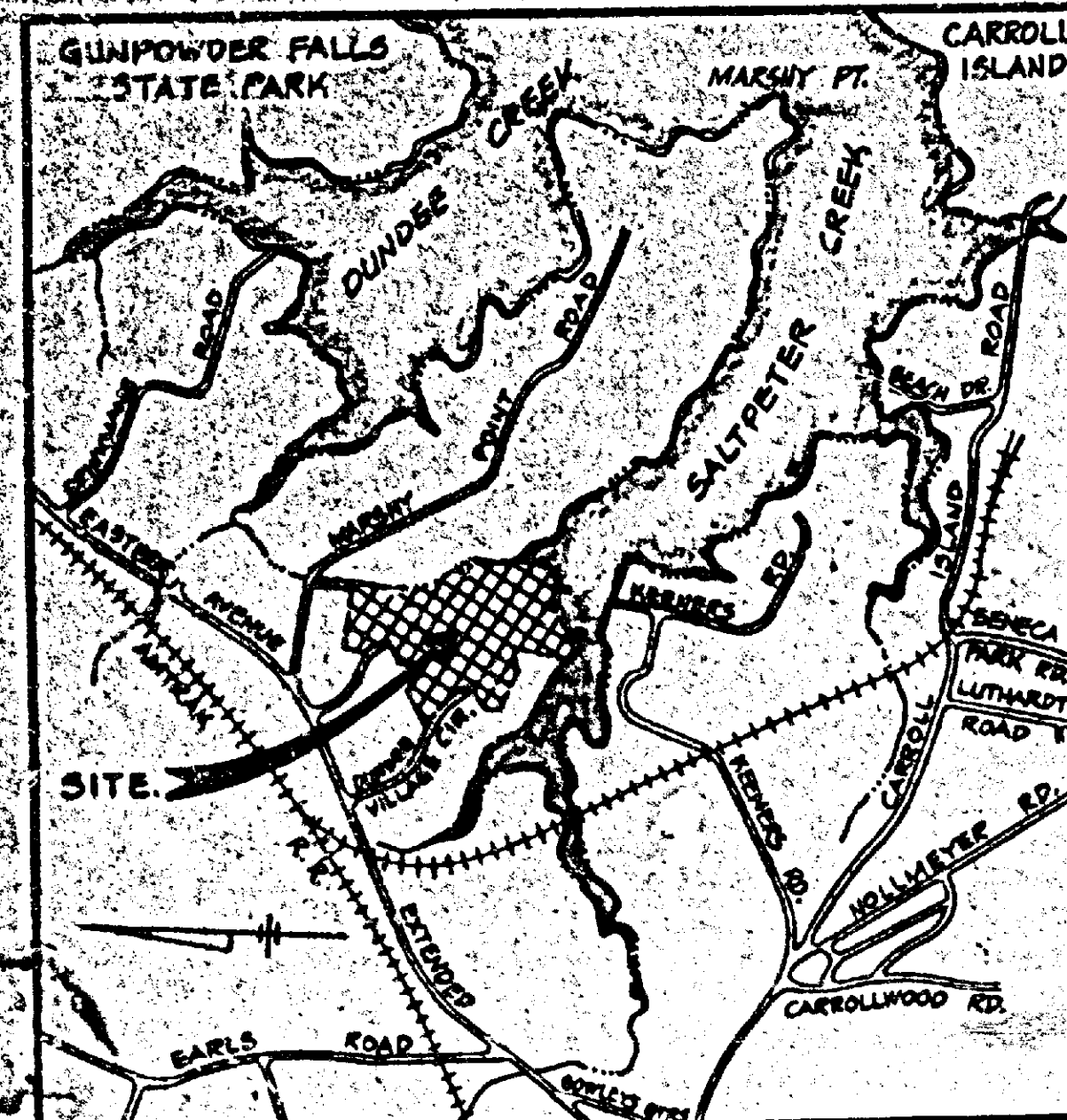
SHEET 3 OF 4

REV: 11-38-89









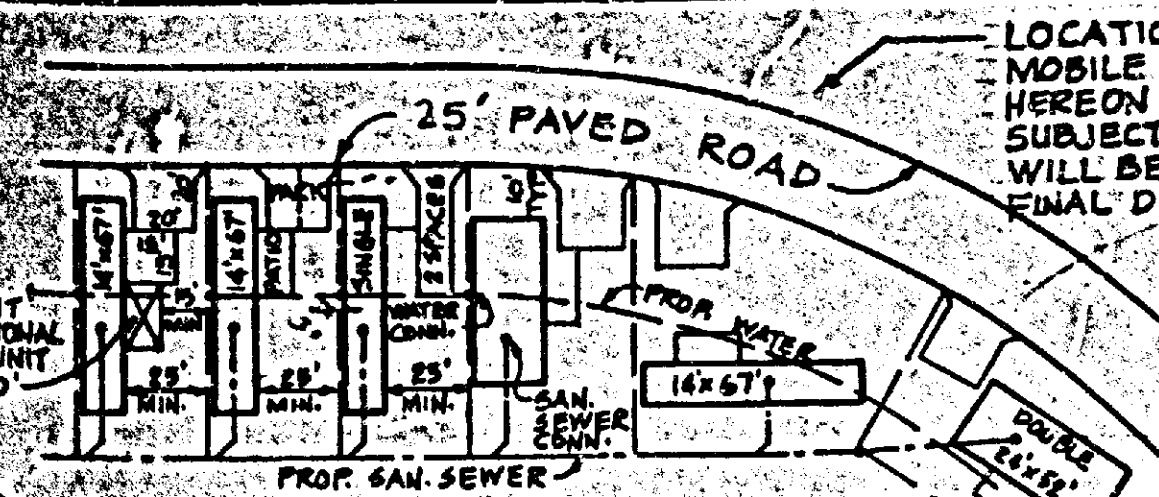
### LOCATION MAP

SCALE: 1"=2,000'

DESCRIPTION	PHASE I	REMARKS
ACRES (NET)	47.962	
ZONING	DR 3.5	
PROPOSED MOBILE HOMES	170	
OPEN SPACE REQ'D	194 AC	
OPEN SPACE PROVIDED	AC	
PARKING REQUIRED	340	
PARKING PROVIDED	340	

### NOTES:

- 1- THERE WILL BE APPROXIMATELY 60 DOUBLE WIDE UNITS AND 114 SINGLE WIDE UNITS (WITH OR WITHOUT TIP-OUTS)
- 2- MINIMUM LOT SIZE: 5000 SQUARE FEET
- 3- ALL MOBILE HOME SITES SHALL ADJUT AN UNOBSTRUCTED 30' WIDE PAVED HARD SURFACED ROADWAY WHICH SHALL BE ADEQUATELY ILLUMINATED.
- 4- ALL MOBILE HOMES SHALL HAVE A MINIMUM DISTANCE OF 15' BETWEEN THEM.
- 5- ALL INTERIOR ROADS ARE PRIVATE.
- 6- ALL MOBILE HOMES SHALL BE CONNECTED TO WATER, SEWER AND ELECTRIC FACILITIES.
- 7- ALL ON-SITE UTILITIES ARE PRIVATE.
- 8- EACH MOBILE HOME SITE SHALL HAVE A PAVED (BITUMINOUS FORMS CONCRETE) TWO CAR PARKING PAD 20'x20'
- 9- THE MOBILE HOME PARK IS SUBJECT TO REGULATIONS AND REQUIREMENTS OF THE BALTIMORE COUNTY HEALTH DEPT. AND WRITTEN APPROVAL WILL BE OBTAINED FROM THE BALTIMORE COUNTY HEALTH DEPT. BEFORE A BUILDING PERMIT IS ISSUED.
- 10- SITE IS EXEMPT FROM STORM WATER MANAGEMENT (SEE LETTER DATED 5-18-84 FROM R.A. MORTON).
- 11- SITE IS WITHIN CRITICAL AREA.
- 12- THERE ARE NO ARCHEOLOGICAL SITES.
- 13- THERE ARE NO ENDANGERED SPECIES HABITATS.
- 14- THERE ARE NO HAZARDOUS MATERIALS SITES.
- 15- THERE ARE NO HISTORIC SITES.
- 16- SITE IS 12.5% IMPERVIOUS SURFACE.
- 17- NO CONSTRUCTION WILL OCCUR WITHIN TIDAL WETLANDS.
- 18- EXISTING BLDGS. WITHIN MOBILE HOME AREA WILL BE REMOVED.
- 19- MAXIMUM FILL SHOWN - GRADING WILL BE ADJUSTED TO BALANCE EARTHWORK.
- 20- MINIMUM ELEVATION OF ALL MOBILE HOME SITES IS 10.4'
- 21- ALL LOTS ARE FOR LEASE.
- 22- SITE IS WITHIN CHESAPEAKE BAY CRITICAL AREA.
- 23- 14' HIGH STREET LIGHT AT 200' INTERVAL.
- 24- FLOOD AREA - 100 YEAR TIDAL.
- 25- LANDSCAPING PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT PRIOR TO BUILDING PERMIT APPLICATION.
- 26- AREAS CURRENTLY SIZED TO ACCOMMODATE DOUBLE WIDE UNITS ARE INDICATED ON THE PLAN.
- 27- ANY EXISTING WELLS WILL BE FILLED: IF DUG WELL, BY BACKFILLING; IF DRILLED WELL, BY REGISTERED WELL DRILLER.
- 28- NO CLEARING OR GRADING IN TIDAL MARSH AREAS.
- 29- THIS C.R.G. PLAN IS CONCEPTUAL AND SCHEMATIC AND THE ACTUAL NUMBER OF UNITS MAY VARY WITHIN THE DEVELOPMENT FORMAT INDICATED HEREON DEPENDING ON THE TYPE OF MANUFACTURED UNIT USED AND FINAL LAYOUT.



TYPICAL MOBILE HOME SITE LAYOUT  
NO SCALE

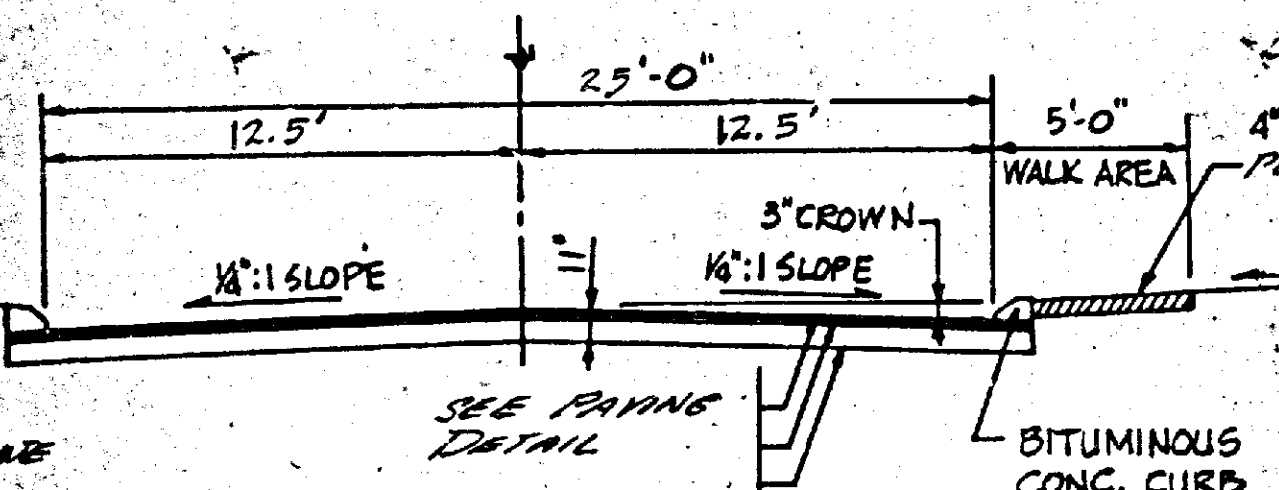
COUNCILMANIC DIST. - 5  
CENSUS TRACT - 4518.01  
PROPERTY ACCT. NO. 17-08-005442  
WATERSHED - 2  
SEWERSHED - 11  
PLAT - SECTION 4-DUNDEE VILLAGE (31-64)  
DEED - E.H.K. JR. 5662/345

### PHASE I BISCAYNE BAY VILLAGE SECTION I OF PHASE I

SOIL	WITHOUT BASEMENT	STREET	GROUP
MIA	MODERATE	MODERATE	C
MIB	MODERATE	MODERATE	C
Fa	SEVERE	SEVERE	D
S1D	SLIGHT	MODERATE	B
S1B	SLIGHT	MODERATE	B
Tm	SEVERE	SEVERE	D
WdA	SLIGHT	MODERATE	C
WdB	SLIGHT	MODERATE	C
Em	SEVERE	SEVERE	D

\* NOT DISTURBED BY CONSTRUCTION

ROAD SECTION TO BE DETERMINED BY SOILS ENGINEER  
UNSATURABLE MATERIAL TO BE EXCAVATED & UNDERDRAINS  
INSTALLED WHERE REQUIRED.  
SOILS ENGINEER TO BE CONSULTED ON ANY FOOTINGS DESIGN.



TYPICAL ROAD SECTION  
(30' PAVING)  
NO SCALE

William N. Boffitis P.E.  
301-391-2336



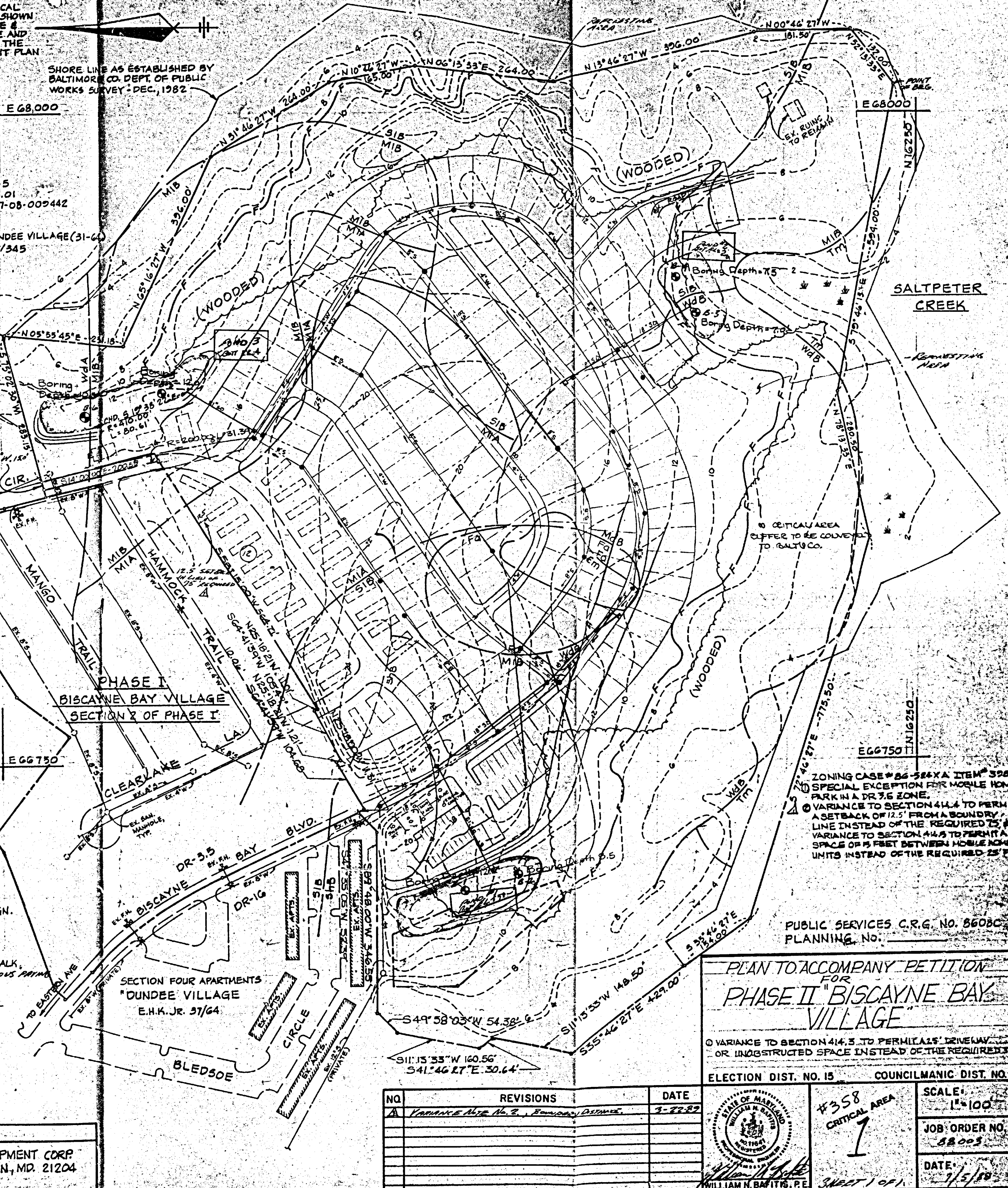
Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Rd. - Baltimore, Md. 21221

OWNER

LODGE FOREST PARTNERSHIP  
110 WEST ROAD-TOWSON, MD. 21204  
321-6436

DEVELOPER

JAMES F. KNOTT DEVELOPMENT CORP.  
110 WEST ROAD-TOWSON, MD. 21204  
321-6436



ZONING CASE # 26-555X-A ITEM 329  
SPECIAL EXCEPTION FOR MOBILE HOME  
PARK IN DR 3.5 ZONE.  
VARIANCE TO SECTION 414.4 TO PERMIT  
A SETBACK OF 12.5' FROM A BOUNDARY  
LINE INSTEAD OF THE REQUIRED 25'.  
VARIANCE TO SECTION 414.5 TO PERMIT A  
SPACE OF 15 FEET BETWEEN MOBILE HOME  
UNITS INSTEAD OF THE REQUIRED 25 FT.

PUBLIC SERVICES C.R.G. NO. 8608C  
PLANNING NO.

### PLAN TO ACCOMPANY PETITION FOR PHASE II "BISCAYNE BAY VILLAGE"

VARIANCE TO SECTION 414.3 TO PERMIT A 15' DRIVEWAY  
OR UNOBSTRUCTED SPACE INSTEAD OF THE REQUIRED 25'

ELECTION DIST. NO. 15 COUNCILMANIC DIST. NO. 5

NO	REVISIONS	DATE
1	VARIANCE NO. 2, EMBODIED DISTANCE	3-22-89

#358  
CRITICAL AREA  
1

SCALE: 1"=100'

JOB ORDER NO. 88003

DATE: 1/5/89

WILLIAM N. BOFFITIS, P.E.



